

CITY OF WESTLAKE



AGENDA

City Council Regular Meeting

Monday, December 14, 2020 at 6:30 PM

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

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

Members of the public may participate in the meeting through electronic means and may access as follows:

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

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

Meeting ID: 132 967 0798

Password: hello

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

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

Meeting ID: 132 967 0798

Public Comments will be accepted via an electronic comment card, at least 24 hours prior to the public meeting and also acknowledged during the meeting when participants utilize the "raise your hand" feature during the designated time. Procedures for Public Comment are provided via the City website:

<https://www.westlakegov.com/cityclerk/page/covid-19-public-meetings>

CITY COUNCIL:

Roger Manning, Mayor
Katrina Long Robinson, Vice Mayor
Patric Paul, Council Member – Seat 1
Kara Crump, Council Member – Seat 2
JohnPaul O'Connor, Council Member – Seat 3

CITY STAFF:

Ken Cassel, City Manager
Pam E. Booker, City Attorney
Zoie P. Burgess, City Clerk

[TENTATIVE: SUBJECT TO REVISION]

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

ADDITIONS, DELETIONS OR MODIFICATIONS, AND APPROVAL OF AGENDA

PUBLIC COMMENTS AND REQUESTS- (OPEN FORUM NON-AGENDA ITEMS)

This section of the agenda allows for comments from the public to speak on any item not presented on the agenda. Each speaker will be given a total of three (3) minutes to comment. A public comment card should be completed and returned to the City Clerk. When you are called to speak, please go to the podium, and prior to addressing the Council, state your name and address for the record.

CONSENT AGENDA

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

A. Approval of Finance Statement

1. Financial Statement as October 31, 2020

PRESENTATIONS/PROCLAMATIONS

PUBLIC HEARING

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

Submitted By: Engineering Department

RESOLUTION 2020-36

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

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

Submitted By: Engineering Department

RESOLUTION 2020-37

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

C. 7-Eleven 1.0 - Master Sign Plan Amendment

Submitted By: Planning & Zoning

RESOLUTION 2020-38

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

D. Publix - Master Sign Plan

Submitted By: Planning & Zoning

RESOLUTION 2020-39

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

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

Submitted By: Administration

RESOLUTION 2020-40

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

REGULAR AGENDA

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

Submitted By: Legal

RESOLUTION 2020-41

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

- [B.](#) Discussion regarding the Dual Role of City Manager

Submitted By: Administration

- [C.](#) Discussion regarding City Attorney Contract

Submitted By: Administration

NEW BUSINESS

CITY COUNCIL COMMENTS

- A. Councilman JohnPaul O'Connor
- B. Councilwoman Kara Crump
- C. Councilman Patric Paul
- D. Vice Mayor Katrina Long Robinson
- E. Mayor Roger Manning

REPORT - STAFF

- [A.](#) Palm Beach County Sheriff's Office - Monthly Report: November

Submitted By: Lieutenant Craig Turner

For Informational Purposes Only

REPORT - CITY ATTORNEY

- [A.](#) Monthly Report - November

Submitted By: Legal

REPORT - CITY MANAGER

PUBLIC COMMENTS - AGENDA ITEMS ONLY

This section of the agenda allows for comments from the public to speak on items only presented on the agenda. Each speaker will be given a total of three (3) minutes to comment. A public comment card should be completed and returned to the City Clerk.

ADJOURNMENT

Next Meeting (Subject to Change or be Cancelled): **January 11, 2021**

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

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

AGENDA POSTED: December 8, 2020

File Attachments for Item:

1. Financial Statement as October 31, 2020



MEMORANDUM

TO: Members of the City Council, City of Westlake
FROM: Steven Fowler, Accountant; Alan Baldwin, Accounting Manager
CC: Ken Cassel, City Manager
DATE: November 17, 2020
SUBJECT: October Financial Report

Please find attached the October 2020 financial report. During your review, please keep in mind that the goal is for revenue to meet or exceed the year-to-date budget and for expenditures to be at or below the year-to-date budget. An overview of the City's funds is provided below. Should you have any questions or require additional information, please contact me at Steven.Fowler@inframark.com.

General Fund

- Total Revenues in October were less than 2% of the annual budget. The annual budget includes revenue from a funding agreement with the Developer. The Developer is invoiced for the difference between actual revenue and actual expenditures.
- Total Expenditures in October were approximately 7% of the annual budget.

Special Revenue Fund – Housing Assistance Program

- Total Revenues in October were approximately 57% of the annual budget, which is a result of a higher than anticipated rate of residential construction. A donation of \$1,500 per Single Family Residence building permit is paid into the Housing Assistance Program.

Special Revenue Fund – Comprehensive Planning Services

- Total Revenues in October were approximately 10% of the annual budget.
- Total Expenditures in October were approximately 9% of the annual budget.

City of Westlake

Financial Report

October 31, 2020



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City of Westlake

Financial Statements

October 31, 2020

Balance Sheet
October 31, 2020

<u>ACCOUNT DESCRIPTION</u>	<u>GENERAL FUND</u>	<u>SPECIAL REVENUE FUND - HOUSING ASSISTANCE PROGRAM</u>	<u>SPECIAL REVENUE FUND - COMPREHENSIVE PLANNING SVCS</u>	<u>TOTAL</u>
<u>ASSETS</u>				
Cash - Checking Account	\$ 737,557	\$ -	\$ -	\$ 737,557
Due From Other Gov'tl Units	70	-	-	70
Due From Other Funds	-	-	576,291	576,291
Investments:				
Money Market Account	3,484	1,365,150	-	1,368,634
Prepaid Items	54,167	-	-	54,167
Deposits	641	-	-	641
Mortgages Receivable	-	129,146	-	129,146
TOTAL ASSETS	\$ 795,919	\$ 1,494,296	\$ 576,291	\$ 2,866,506
<u>LIABILITIES</u>				
Accounts Payable	\$ 77,627	\$ -	\$ 451,073	\$ 528,700
Accrued Expenses	4,483	-	66,200	70,683
DBPR surcharge	-	-	2,234	2,234
DCA surcharge	-	-	3,301	3,301
Unearned Revenue	87,519	-	-	87,519
Due To Other Districts	1,301	-	-	1,301
Deferred Revenue-Developer Submittals (Minto)	-	-	19,295	19,295
Due To Other Funds	576,291	-	-	576,291
TOTAL LIABILITIES	747,221	-	542,103	1,289,324
<u>FUND BALANCES</u>				
Nonspendable:				
Deposits	641	-	-	641
Restricted for:				
Special Revenue	-	1,494,296	34,188	1,528,484
Unassigned:	48,057	-	-	48,057
TOTAL FUND BALANCES	\$ 48,698	\$ 1,494,296	\$ 34,188	\$ 1,577,182
TOTAL LIABILITIES & FUND BALANCES	\$ 795,919	\$ 1,494,296	\$ 576,291	\$ 2,866,506

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 2020

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES				
Interest - Investments	\$ -	\$ -	\$ 3	\$ 3
Ad Valorem Taxes	1,164,549	-	-	-
Ad Valorem Taxes - Discounts	(46,582)	-	-	-
Local Option Gas Tax	100	-	-	-
FPL Franchise	113,700	9,475	9,762	287
Electricity	152,900	12,742	10,513	(2,229)
Water	27,000	2,250	2,334	84
Gas	19,000	1,583	1,578	(5)
Communication Services Taxes	17,800	1,483	1,634	151
Occupational Licenses	5,000	417	1,225	808
Building Permits - Admin Fee	45,500	3,792	7,667	3,875
Other Licenses, Fees & Permits	2,300	-	-	-
State Revenue Sharing Proceeds	4,700	392	432	40
Administrative Fees	10,500	-	-	-
Other Public Safety Chrgs/Fees	2,500	208	225	17
Garbage/Solid Waste Revenue	3,600	300	7,987	7,687
Other Operating Revenues	13,200	1,100	1,150	50
Judgements and Fines	-	-	35	35
Developer Contribution	1,512,933	-	-	-
Lien Search Fee	-	-	95	95
TOTAL REVENUES	3,048,700	33,742	44,640	10,898
EXPENDITURES				
Legislative				
Mayor/Council Stipend	146,400	12,200	12,200	-
FICA Taxes	11,200	933	933	-
ProfServ-Legislative Expense	24,000	-	-	-
Public Officials Insurance	3,900	3,900	4,025	(125)
Misc-Event Expense	25,000	-	-	-
Council Expenses	15,000	2,900	2,900	-
Dues, Licenses, Subscriptions	1,900	-	-	-
Total Legislative	227,400	19,933	20,058	(125)
City Manager				
Contracts-City Manager	222,900	18,575	18,575	-
Office Supplies	15,500	1,292	1,310	(18)
Dues, Licenses, Subscriptions	2,200	520	520	-
Total City Manager	240,600	20,387	20,405	(18)

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 2020

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>City Clerk</u>				
ProfServ-Web Site Maintenance	18,000	1,500	383	1,117
Contracts-City Clerk	125,100	10,425	10,425	-
Postage and Freight	1,400	117	36	81
Printing	22,500	1,875	465	1,410
Legal Advertising	28,200	-	-	-
Dues, Licenses, Subscriptions	1,400	1,040	1,040	-
Total City Clerk	196,600	14,957	12,349	2,608
<u>Finance</u>				
Auditing Services	5,300	-	-	-
Contracts-Finance	92,700	7,725	7,725	-
Total Finance	98,000	7,725	7,725	-
<u>Legal Counsel</u>				
ProfServ-Legal Services	404,000	33,665	33,665	-
Outside Legal Services	115,000	-	-	-
Miscellaneous Expenses	10,100	842	842	-
Total Legal Counsel	529,100	34,507	34,507	-
<u>Other Administrative Services</u>				
ProfServ-Info Technology	144,700	12,058	10,408	1,650
ProfServ-Compliance Service	25,000	-	-	-
Contracts-Admin. Service	158,700	13,225	13,225	-
Misc-Public Relations	50,000	-	-	-
General Government	115,000	-	-	-
Emergency Comm. Program	25,000	-	-	-
Total Other Administrative Services	518,400	25,283	23,633	1,650
<u>Facility Services</u>				
Telephone, Cable & Internet Service	21,200	1,767	1,557	210
Lease - Copier	20,500	1,708	1,832	(124)
Lease - Building	12,500	500	500	-
Insurance (Liab,Auto,Property)	4,000	4,000	4,088	(88)
Miscellaneous Services	1,200	-	-	-
Cleaning Services	43,500	3,625	3,031	594
Principal-Capital Lease	7,600	605	605	-
Interest-Capital Lease	2,600	246	246	-
Total Facility Services	113,100	12,451	11,859	592

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 2020

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>Community Services</u>				
Contracts-Sheriff	662,000	55,167	54,167	1,000
Electricity	43,300	3,608	3,578	30
R&M-Community Maintenance	26,700	2,225	2,225	-
Operating Supplies	25,000	10,899	10,899	-
Total Community Services	757,000	71,899	70,869	1,030
<u>Other Fees and Charges</u>				
Misc-Contingency	134,000	313	313	-
Total Other Fees and Charges	134,000	313	313	-
<u>Reserves</u>				
1st Quarter Operating Reserves	234,500	-	-	-
Total Reserves	234,500	-	-	-
TOTAL EXPENDITURES & RESERVES	3,048,700	207,455	201,718	5,737
Excess (deficiency) of revenues				
Over (under) expenditures	-	(173,713)	(157,078)	16,635
Net change in fund balance	\$ -	\$ (173,713)	\$ (157,078)	\$ 16,635
FUND BALANCE, BEGINNING (OCT 1, 2020)	205,776	205,776	205,776	
FUND BALANCE, ENDING	\$ 205,776	\$ 32,063	\$ 48,698	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 2020

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES				
Interest - Investments	\$ -	\$ -	\$ 335	\$ 335
Donations	150,000	12,500	85,500	73,000
TOTAL REVENUES	150,000	12,500	85,835	73,335
EXPENDITURES				
Public Assistance				
Misc-Admin Fee (%)	11,300	-	-	-
Assistance Program	138,700	-	-	-
Total Public Assistance	150,000	-	-	-
TOTAL EXPENDITURES	150,000	-	-	-
Excess (deficiency) of revenues Over (under) expenditures	-	12,500	85,835	73,335
Net change in fund balance	\$ -	\$ 12,500	\$ 85,835	\$ 73,335
FUND BALANCE, BEGINNING (OCT 1, 2020)	1,408,461	1,408,461	1,408,461	
FUND BALANCE, ENDING	\$ 1,408,461	\$ 1,420,961	\$ 1,494,296	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 2020

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES				
Interest - Investments	\$ -	\$ -	\$ -	\$ -
Building Permits	1,159,200	96,600	178,121	81,521
Reinspection Fees	8,600	717	3,550	2,833
Building Permits - Surcharge	2,000	167	394	227
Other Building Permit Fees	15,000	1,250	4,950	3,700
Building Permits - Admin Fee	64,400	5,367	10,852	5,485
Engineering Permits	590,900	49,242	10,075	(39,167)
Planning & Zoning Permits	231,000	19,250	9,401	(9,849)
TOTAL REVENUES	2,071,100	172,593	217,343	44,750
EXPENDITURES				
Comprehensive Planning				
ProfServ-Engineering	562,900	46,908	46,900	8
ProfServ-Info Technology	28,100	-	-	-
ProfServ-Planning/Zoning Board	231,000	19,250	19,300	(50)
ProfServ-Consultants	28,000	2,333	1,125	1,208
ProfServ-Building Permits	1,219,900	101,658	115,536	(13,878)
Telephone, Cable & Internet Service	1,200	100	94	6
Office Supplies	-	-	200	(200)
Total Comprehensive Planning	2,071,100	170,249	183,155	(12,906)
TOTAL EXPENDITURES	2,071,100	170,249	183,155	(12,906)
Excess (deficiency) of revenues				
Over (under) expenditures	-	2,344	34,188	31,844
Net change in fund balance	\$ -	\$ 2,344	\$ 34,188	\$ 31,844
FUND BALANCE, BEGINNING (OCT 1, 2020)	-	-	-	
FUND BALANCE, ENDING	\$ -	\$ 2,344	\$ 34,188	

City of Westlake

Supporting Schedules

October 31, 2020

Cash and Investment Report

October 31, 2020

GENERAL FUND

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
Checking Account - Operating	BankUnited	Checking Account	n/a	n/a	\$737,557
Money Market	BankUnited	MMA	n/a	0.30%	\$3,484
Subtotal					\$741,041

SPECIAL REVENUE FUND

Money Market	BankUnited	MMA	n/a	0.30%	\$1,365,150
Subtotal					\$1,365,150
Total					\$2,106,191

City of Westlake

Bank Reconciliation

Bank Account No. 0300 Bank United GF
 Statement No. 1020
 Statement Date 10/31/2020

G/L Balance (LCY)	737,557.25	Statement Balance	867,662.50
G/L Balance	737,557.25	Outstanding Deposits	4,820.02
Positive Adjustments	0.00		
	<hr/>		
Subtotal	737,557.25	Subtotal	872,482.52
Negative Adjustments	0.00	Outstanding Checks	134,925.27
	<hr/>	Differences	0.00
Ending G/L Balance	737,557.25	Ending Balance	737,557.25
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Outstanding Checks						
10/8/2020	Payment	8424	ADVANCED DISPOSAL	3,384.94	0.00	3,384.94
10/22/2020	Payment	8430	SKY COVE, LLC	300.00	0.00	300.00
10/22/2020	Payment	8431	FLORIDA ELECTIONS COMMISSION	360.00	0.00	360.00
10/29/2020	Payment	8432	INFRAMARK, LLC	50,351.23	0.00	50,351.23
10/29/2020	Payment	8433	WESTERN COMMUNITIES COUNCIL, INC.	100.00	0.00	100.00
10/29/2020	Payment	8434	NZ CONSULTANTS, INC.	22,426.25	0.00	22,426.25
10/29/2020	Payment	8435	OFFICE DEPOT	471.16	0.00	471.16
10/29/2020	Payment	8436	PBC SHERIFF'S OFFICE	54,166.67	0.00	54,166.67
10/29/2020	Payment	8437	MARK L. DUBOIS	575.00	0.00	575.00
10/29/2020	Payment	8438	MAT FOOD STORE, INC.	32.50	0.00	32.50
10/29/2020	Payment	8439	FCCMA	375.00	0.00	375.00
10/29/2020	Payment	8440	GREATAMERICA FINANCIAL SERVICES CO	315.13	0.00	315.13
10/29/2020	Payment	8441	MILNER INC LEASE	1,069.00	0.00	1,069.00
10/29/2020	Payment	8442	MILNER INC SERVICE	192.90	0.00	192.90
10/29/2020	Payment	8443	CIT BANK, N.A.	661.49	0.00	661.49
10/29/2020	Payment	8444	A&J BUSINESS SOLUTIONS INC	50.00	0.00	50.00
10/29/2020	Payment	8445	AT&T MOBILTY	94.00	0.00	94.00
Total Outstanding Checks.....				134,925.27		134,925.27
Outstanding Deposits						
10/29/2020		DEP01325	SW COLLECTION & DISPOSAL/TRASH BIN/ G/L Acc	1,279.68	0.00	1,279.68
10/30/2020		DEP01326	SW COLLECTION & DISPOSAL/ENGINEERI G/L Acc	3,540.34	0.00	3,540.34
Total Outstanding Deposits.....				4,820.02		4,820.02

City of Westlake

Check Register

October 1-31, 2020

Payment Register by Fund
For the Period from 10/1/2020 to 10/31/2020
(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001								
001	8412	10/01/20	LAW OFFICES OF PAM E. BOOKER, ESQ	2020-10	10/2020 LEGAL SERVICE	ProfServ-Legal Services	531023-51401	\$33,665.00
001	8412	10/01/20	LAW OFFICES OF PAM E. BOOKER, ESQ	2020-10	10/2020 LEGAL SERVICE	Miscellaneous Enxpenses	549999-51401	\$841.62
001	8413	10/01/20	OFFICE DEPOT	125793716001	MISC SUPPLIES	Office Supplies	551002-51306	\$106.66
001	8414	10/01/20	MARK L. DUBOIS	18295	PROFESSIONAL SERVICE 9/14-9/24/2020	ProfServ-Consultants	531075-51306	\$525.00
001	8415	10/01/20	MINTO PBLH, LLC	2020-PROPERTY LEASE	5 YR LEASE OF PROPERTY TO HOLD MEETINGS	Lease - Building	544031-51906	\$500.00
001	8416	10/01/20	AVATARA PARTNERS LLC	9700	10/2020 CLOUD SERVICE	ProServ-Info Technology	531020-51306	\$5,097.00
001	8416	10/01/20	AVATARA PARTNERS LLC	9700	10/2020 CLOUD SERVICE	Due from Other Districts	133500	\$1,699.00
001	8417	10/01/20	NETONE TECHNOLOGIES, INC	8553	10/2020 PPD BLOCK/ARCHIVING	ProServ-Info Technology	531020-51905	\$1,195.00
001	8418	10/08/20	PUBLIC RISK INSURANCE AGENCY	69946	AUTO/GENL./MARINE/E&O 10/1/20-9/30/21	BUSINESS AUTO	545020-51906	\$500.00
001	8418	10/08/20	PUBLIC RISK INSURANCE AGENCY	69946	AUTO/GENL./MARINE/E&O 10/1/20-9/30/21	GENERAL LIABILITY/INLAND MARINE	545020-51906	\$3,450.00
001	8418	10/08/20	PUBLIC RISK INSURANCE AGENCY	69946	AUTO/GENL./MARINE/E&O 10/1/20-9/30/21	PUBLIC OFFICIALS	545008-51101	\$4,025.00
001	8418	10/08/20	PUBLIC RISK INSURANCE AGENCY	69946	AUTO/GENL./MARINE/E&O 10/1/20-9/30/21	INLAND MARINE	545020-51906	\$138.00
001	8419	10/08/20	T-MOBILE USA, INC.	09212020-3851	ACCT# 955763851 8/21-9/20/2020	Telephone, Cable and Internet Services	541016-51306	\$228.06
001	8420	10/08/20	OFFICE DEPOT	127959842001	PAPER GOODS	Office Supplies	551002-51306	\$63.10
001	8421	10/08/20	FLORIDA TECHNICAL CONSULTANTS	1032	ENGINEER SERVICE 9/2020	ProServ-Info Technology	531020-51306	\$4,905.00
001	8422	10/08/20	FLORIDA VENDORS ASSOCIATION	1413	MAIN OFFICE CLEANING 9/2020	Cleaning Services	551008-51306	\$550.00
001	8422	10/08/20	FLORIDA VENDORS ASSOCIATION	1414	BACK OFFICE/ CHAMBERS CLEANING 9/4-9/25/2020	Cleaning Services	551008-51306	\$1,701.25
001	8423	10/08/20	MILNER INC LEASE	69629761	COPIER LEASE 9/15-10/14/2020	Principal-Capital Lease Payments	571040-51740	\$599.35
001	8423	10/08/20	MILNER INC LEASE	69629761	COPIER LEASE 9/15-10/14/2020	Due from Other Districts	133500	\$212.80
001	8423	10/08/20	MILNER INC LEASE	69629761	COPIER LEASE 9/15-10/14/2020	Miscellaneous Services	549001-51307	\$53.20
001	8423	10/08/20	MILNER INC LEASE	69629761	COPIER LEASE 9/15-10/14/2020	Interest-Capital Lease Payments	572040-51740	\$251.85
001	8424	10/08/20	ADVANCED DISPOSAL	AD09302020	ADVANCED DISPOSAL FEES FOR 9/2020	Garbage/Solid Waste Revenue	343400	\$3,384.94
001	8425	10/15/20	NOVA ENGINEERING AND	0234761	PROFESSIONAL SERVICE 8/30-9/26/2020	ProfServ-Building Permits	531091-51501	\$82,805.00
001	8426	10/15/20	PBC SHERIFF'S OFFICE	67614	10/2020 LAW ENFORCEMENT	Contracts-Sheriff	534100-52902	\$54,166.67
001	8427	10/15/20	PBC FINANCE DEPARTMENT	TLAKE-093020	IMPACT FEES 9/2020	Other Current Liabilities	229000	\$363,341.17
001	8428	10/15/20	TOWN OF LANTANA	100120	INTERGOVERNMENTAL CLEARINGHOUSE FY21	Dues, Licenses, Subscriptions	554020-51307	\$1,000.00
001	8429	10/22/20	SEMINOLE IMPROVEMENT DISTRICT	101620	MAINT. PERSONNEL & ELEC REIMB NET OF IT COST	Due from Other Districts	133500	(\$3,383.30)
001	8429	10/22/20	SEMINOLE IMPROVEMENT DISTRICT	101620	MAINT. PERSONNEL & ELEC REIMB NET OF IT COST	Due to Other Districts	206500	\$5,716.24
001	8430	10/22/20	SKY COVE, LLC	062620	LOT 73 SKY COVE TUG FEE HOUSE NOT YET READY FOR TU	Other Building Permit Fees	322111	\$150.00
001	8430	10/22/20	SKY COVE, LLC	062620-72	LOT 72 SKY COVE TUG FEE HOUSE NOT YET READY FOR TU	Other Building Permit Fees	322111	\$150.00
001	8431	10/22/20	FLORIDA ELECTIONS COMMISSION	03182020-APRIL	ELECTION ASSESSMENT FEE	Misc-Election Fee	549021-51101	\$360.00
001	8432	10/29/20	INFRAMARK, LLC	56451	10/2020 MANAGEMENT SERVICES	Contracts-Admin Service	534375-51306	\$18,575.00
001	8432	10/29/20	INFRAMARK, LLC	56451	10/2020 MANAGEMENT SERVICES	Postage and Freight	541006-51307	\$17.90
001	8432	10/29/20	INFRAMARK, LLC	56451	10/2020 MANAGEMENT SERVICES	ProfServ-Web Site Maintenance	531094-51307	\$383.33
001	8432	10/29/20	INFRAMARK, LLC	56451	10/2020 MANAGEMENT SERVICES	Contracts-City Clerk	534379-51307	\$10,425.00
001	8432	10/29/20	INFRAMARK, LLC	56451	10/2020 MANAGEMENT SERVICES	Contracts-Finance	534376-51308	\$7,725.00
001	8432	10/29/20	INFRAMARK, LLC	56451	10/2020 MANAGEMENT SERVICES	Contracts-Admin Service	534375-51905	\$13,225.00
001	8433	10/29/20	WESTERN COMMUNITIES COUNCIL, INC.	100620	MEMBERSHIP FEE FY 20/21	Dues, Licenses, Subscriptions	554020-51306	\$100.00
001	8434	10/29/20	NZ CONSULTANTS, INC.	WES-48	PROFESSIONAL PLANNING & ZONING 9/2020	ProfServ-Planning/Zoning Board	531032-51501	\$22,426.25
001	8435	10/29/20	OFFICE DEPOT	128049524001	MISC OFFICE SUPPLIES	Office Supplies	551002-51306	\$31.85
001	8435	10/29/20	OFFICE DEPOT	128048856001	DIXIE CUPS	Office Supplies	551002-51306	\$26.07
001	8435	10/29/20	OFFICE DEPOT	129572473001	FILE CABINET	Office Supplies	551002-51306	\$413.24
001	8436	10/29/20	PBC SHERIFF'S OFFICE	67881	11/2020 LAW ENFORCEMENT	Contracts-Sheriff	534100-52902	\$54,166.67
001	8438	10/29/20	MAT FOOD STORE, INC.	100920	REFUND MAT LATE PAYMENT FEE (DEP1288 10/7)	Other Building Permit Fees	322111	\$32.50
001	8439	10/29/20	FCCMA	33979FCCMA2021	FCCMA MEMBERSHIP DIES 2020-2021	Dues, Licenses, Subscriptions	554020-51306	\$375.00
001	8440	10/29/20	GREATAMERICA FINANCIAL SERVICES CORP	27989549	KONICA LEASE 10/2020	Lease-Copier	544008-51906	\$315.13

Payment Register by Fund
For the Period from 10/1/2020 to 10/31/2020
(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
001	8441	10/29/20	MILNER INC LEASE	69785056	COPIER LEASE 10//2020	Lease-Copier	544008-51906	\$855.20
001	8441	10/29/20	MILNER INC LEASE	69785056	COPIER LEASE 10//2020	Due to Other Districts	206500	\$213.80
001	8442	10/29/20	MILNER INC SERVICE	092938	INSTALL LAPTOP MAC DRIVER/ACCOUNT TRACKER	ProServ-Info Technology	531020-51905	\$192.90
001	8443	10/29/20	CIT BANK, N.A.	36363317	TOSHIBA COPIER 10/2020	Lease-Copier	544008-51906	\$661.49
001	8444	10/29/20	A&J BUSINESS SOLUTIONS INC	093020	REFUND OF LOT 290R PATIO FOOTER(DEP1242 9/3)	Other Building Permit Fees	322111	\$50.00
001	DD473	10/03/20	FPL	09222020-02039 ACH	ACCT# 51575-02039 8/21-9/22/2020	Electricity-General	543006-54101	\$124.48
001	DD474	10/02/20	FPL	09212020-00227 ACH	ACCT# 78436-00227 8/20-9/21/2020	Electricity-General	543006-54101	\$86.92
001	DD475	10/13/20	COMCAST	09222020-3484 ACH	ACCT# 8535 11 407 0673484 9/26-10/25/2020	Telephone, Cable and Internet Services	541016-51906	\$669.71
001	DD477	10/17/20	COMCAST	09262020-4953 ACH	ACCT# 8535 11 407 0674953 9/30-10/29/2020	Telephone, Cable and Internet Services	541016-51906	\$408.61
001	DD493	10/18/20	FPL	10072020-99121 ACH	09796-99121 9/8-10/7/2020	Electricity-General	543006-54101	\$81.12
001	DD494	10/18/20	FPL	10072020-89127 ACH	ACCT# 61367-89127 9/8-10/7/2020	Electricity-General	543006-54101	\$78.75
001	DD495	10/16/20	DBPR/BCAIB	10162020 ACH	SURCHARGES	DBPR Surcharge	202115	\$4,208.80
001	DD495	10/16/20	DBPR/BCAIB	10162020 ACH	SURCHARGES	DCA Surcharge	202117	\$6,250.13
001	DD506	10/20/20	COMCAST	09262020-4961 ACH A	ACCT# 8535 11 407 0674961 9/30-10/29/2020	Telephone, Cable and Internet Services	541016-51906	\$552.75
001	DD508	10/05/20	CARD SERVICES CENTER ACH	09092020-0935 ACH	PURCHASES FOR 8/18-8/31/2020	2 KEYS	551002-51306	\$13.90
001	DD508	10/05/20	CARD SERVICES CENTER ACH	09092020-0935 ACH	PURCHASES FOR 8/18-8/31/2020	J2 EFAX SERVICE	554020-51306	\$16.95
001	DD508	10/05/20	CARD SERVICES CENTER ACH	09092020-0935 ACH	PURCHASES FOR 8/18-8/31/2020	PUBLIX	551002-51306	\$6.44
001	DD508	10/05/20	CARD SERVICES CENTER ACH	09092020-0935 ACH	PURCHASES FOR 8/18-8/31/2020	PALM BEACH POST	554020-51306	\$67.93
001	DD508	10/05/20	CARD SERVICES CENTER ACH	09092020-0935 ACH	PURCHASES FOR 8/18-8/31/2020	DRI CISCO WEBEX	554020-51306	\$39.90
001	DD508	10/05/20	CARD SERVICES CENTER ACH	09092020-0935 ACH	PURCHASES FOR 8/18-8/31/2020	STK SHUTTERSTOCK	554020-51306	\$29.00
001	DD488	10/13/20	KARA S. CRUMP	PAYROLL	October 13, 2020 Payroll Posting			\$2,786.36
001	DD489	10/13/20	KATRINA L. LONG	PAYROLL	October 13, 2020 Payroll Posting			\$2,786.36
001	DD490	10/13/20	ROGER B MANNING	PAYROLL	October 13, 2020 Payroll Posting			\$2,829.36
001	DD491	10/13/20	JOHNPAUL O'CONNOR	PAYROLL	October 13, 2020 Payroll Posting			\$923.50
001	DD492	10/13/20	PATRIC S. PAUL	PAYROLL	October 13, 2020 Payroll Posting			\$923.50
							Fund Total	\$721,093.41

SPECIAL REVENUE FUND - COMPREHENSIVE PLANNING SVCS - 102

102	8437	10/29/20	MARK L. DUBOIS	18297	SERVICE FOR 9/2020	ProfServ-Consultants	531075-51501	\$575.00
102	8445	10/29/20	AT&T MOBILITY	87298217522X10092020	ACCT# 287298217522 (BLDG IPADS) 10/2-11/1/2020	Telephone, Cable and Internet Services	541016-51501	\$94.00
							Fund Total	\$669.00

Total Checks Paid	\$721,762.41
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File Attachments for Item:

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

Submitted By: Engineering Department

RESOLUTION 2020-36

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



Meeting Agenda Item Coversheet

MEETING DATE:		December 14, 2020	Submitted By: Engineering Department	
SUBJECT: <i>This will be the name of the Item as it will appear on the Agenda</i>		Final Plat Sky Cove South - Phase 1 A (Pod N)		
STAFF RECOMMENDATION: (MOTION READY)		Motion to approve Resolution 2020-36 the final plat for Sky Cove South - Phase 1 A (Pod N)		
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 has been reviewed and approved by the City Engineer, SID, and the City Attorney.		
SELECT, if applicable		AGREEMENT:		BUDGET:
		STAFF REPORT:	X	PROCLAMATION:
		EXHIBIT(S):	X	OTHER:
IDENTIFY EACH ATTACHMENT. <i>For example, an agreement may have 2 exhibits, identify the agreement and Exhibit A and Exhibit B</i>		Agenda Item Cover Sheet Resolution Legal Description Boundary Survey Approval Letter(s) Staff Report		
SELECT, if applicable		RESOLUTION:	X	ORDINANCE:
IDENTIFY FULL RESOLUTION OR ORDINANCE TITLE <i>(if Item is <u>not</u> a Resolution or Ordinance, please erase all default text from this field's textbox and leave blank)</i>		A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, APPROVING THE FINAL PLAT FOR SKY COVE SOUTH - PHASE 1 A (POD N), BEING A REPLAT OF A PORTION OF OPEN SPACE TRACT #1 AND ALL OF OPEN SPACE TRACT #2, ILEX WAY PHASE II, PLAT BOOK 128, PAGES 22 THROUGH 25, INCLUSIVE, AND A PORTION OF OPEN SPACE TRACT #1, PERSIMMON BOULEVARD EAST - PLAT 2, PLAT BOOK 128, PAGES 16 THROUGH 19, INCLUSIVE, BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH A PORTION OF SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, PROVIDING FOR RECORDATION, PROVIDING FOR AN EFFECTIVE DATE.		
FISCAL IMPACT (if any):				\$



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

STAFF MEMORANDUM

DATE: 11/30/2020
PETITION NO.: ENG-2020-21
DESCRIPTION: Review of Plat for Sky Cove South Phase 1A (POD N)
APPLICANT: Cotleur and Hearing
OWNER: Minto PBLH, LLC
REQUEST: Applicant (Minto PBLH, LLC) is requesting approval of the Plat for Sky Cove South Phase 1A (POD N)

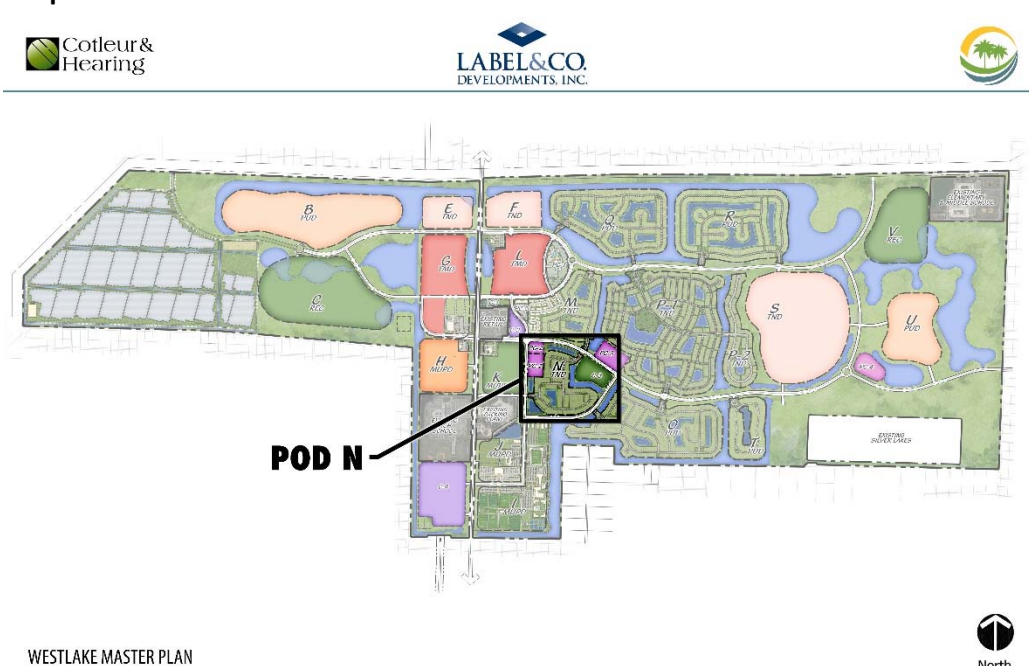
Final Recommendation

The Office of the City Engineer has reviewed the documents associated with the application referenced above and recommends approval by the Council. Approval by the Seminole Improvement District’s Engineering Department and Board of Supervisors is scheduled for December 7, 2020.

Discussion

Pod N is located within the south-central portion of Westlake, east of Seminole Pratt Whitney Road and south of Persimmon Boulevard East and Pod M, as shown in the graphics below.

Location Map



WESTLAKE MASTER PLAN





Pod N Phase 1A will consist of 111 homes. The Applicant is proposing 42-foot-wide lots containing front-loaded detached single-family homes. The area for this Plat contains 44.98 acres. The perimeter lake areas will be dedicated to the Seminole Improvement District (SID) and are not included within the Pod N Boundary. The interior lakes will also be dedicated to SID but are included within the Pod boundary. The Legal Description of the Plat can be found in Exhibit A, and replications of the plat topographical survey and plat can be found in Exhibits B and C.

Review Criteria

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

Conclusion

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

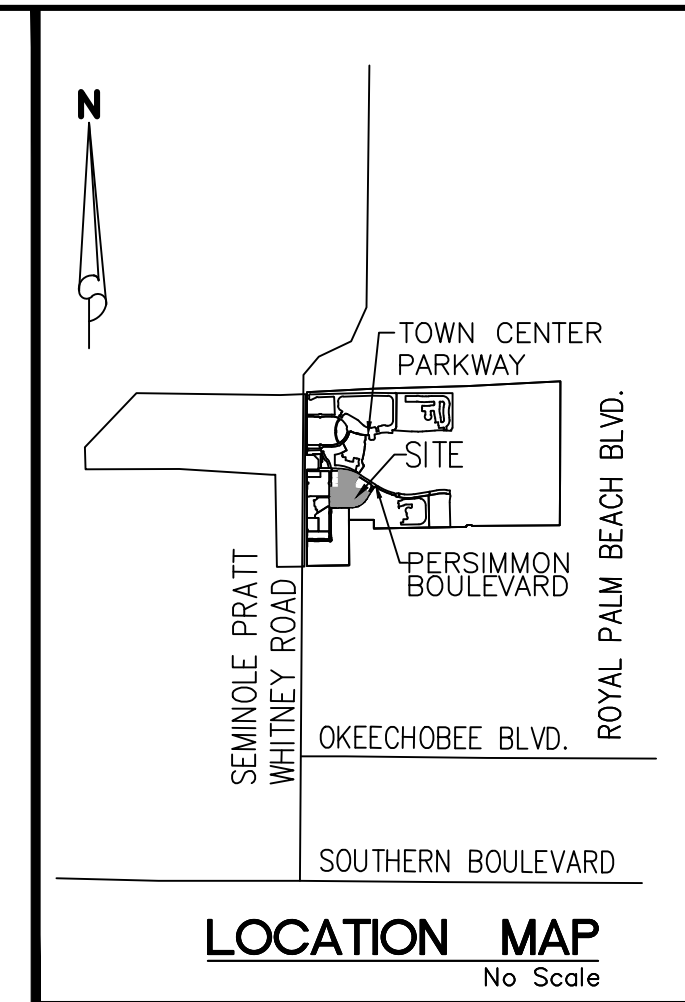
Exhibit 'A'
SKY COVE SOUTH PHASE 1A
LEGAL DESCRIPTION

COMMENCE AT THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, THENCE S.01°33'05"W. ALONG THE EAST BOUNDARY LINE OF SAID SECTION 1, A DISTANCE OF 4842.94 FEET TO THE NORTHEAST CORNER OF SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST; THENCE N.88°49'03"W., ALONG THE NORTH LINE OF SAID SECTION 12, A DISTANCE OF 871.66 FEET; THENCE S.01°10'57"W., A DISTANCE OF 321.07 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE PERSIMMON BOULEVARD EAST, AS SHOWN ON PERSIMMON BOULEVARD EAST - PLAT 2, RECORDED IN PLAT BOOK 128, PAGE 16, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE S.32°01'05"W., A DISTANCE OF 124.85 FEET TO A POINT ON THE BOUNDARY OF SCHOOL SITE PLAT, AS RECORDED IN PLAT BOOK 128, PAGE 20, OF SAID PUBLIC RECORDS; THENCE THE FOLLOWING COURSES BEING ALONG THE WESTERLY AND SOUTHERLY LINE OF SAID PLAT; THENCE S.32°15'14"W., A DISTANCE OF 330.53 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, WITH A RADIUS OF 100.00 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30°37'49", A DISTANCE OF 53.46 FEET; THENCE S.01°37'25"W., A DISTANCE OF 301.20 FEET; THENCE S.88°20'27"E., A DISTANCE OF 458.26 FEET; THENCE S.57°43'50"E., A DISTANCE OF 421.57 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF GREEN LANE, AS RECORDED IN ROAD PLAT BOOK 12, PAGES 146 THROUGH 150, INCLUSIVE, OF SAID PUBLIC RECORDS; THENCE S.32°16'03"W., ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF GREEN LANE, A DISTANCE OF 139.70 FEET; THENCE S.33°32'14"W., A DISTANCE OF 67.69 FEET; THENCE S.32°16'03"W., A DISTANCE OF 147.03 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 894.50 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 57°57'14", A DISTANCE OF 904.77 FEET; THENCE N.89°46'43"W., A DISTANCE OF 108.44 FEET; THENCE S.88°56'35"W., A DISTANCE OF 67.28 FEET; THENCE N.89°46'44"W., A DISTANCE OF 431.89 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, WITH A RADIUS OF 7960.00 FEET; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°29'36", A DISTANCE OF 207.47 FEET; THENCE N.88°17'08"W., A DISTANCE OF 38.19 FEET; THENCE N.75°52'41"W., A DISTANCE OF 51.20 FEET; THENCE N.88°17'08"W., A DISTANCE OF 285.11 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF ILEX WAY, AS SHOWN ON THE PLAT OF ILEX WAY PHASE II, AS RECORDED IN PLAT BOOK 128, PAGES 22 THROUGH 25, INCLUSIVE, OF SAID PUBLIC RECORDS; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THROUGH THE FOLLOWING FOURTEEN (14) COURSES: 1) THENCE N.43°17'08"W., A DISTANCE OF 21.00 FEET; 2) THENCE N.01°42'52"E., A DISTANCE OF 137.26 FEET; 3) THENCE N.14°07'19"E., A DISTANCE OF 51.19 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE WEST, WITH A RADIUS OF 1251.00 FEET, AND A RADIAL BEARING OF N.88°11'44"W., AT SAID INTERSECTION; 4) THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°08'21"; A DISTANCE OF 90.37 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE EAST, WITH A RADIUS OF 1149.00 FEET; 5) THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH AS CENTRAL ANGLE OF 04°02'57", A DISTANCE OF 81.20 FEET; 6) THENCE N.01°42'52"E., A DISTANCE OF 93.55 FEET; 7) THENCE N.46°20'13"E., A DISTANCE OF 39.24 FEET; 8) THENCE S.88°41'19"E., A DISTANCE OF 4.14 FEET; 9) THENCE N.01°18'41"E., A DISTANCE OF 80.00 FEET; 10) THENCE N.88°41'19"W., A DISTANCE OF 15.03 FEET; 11) THENCE N.43°39'47"W., A DISTANCE OF 38.08 FEET; 12) THENCE N.01°42'52"E., A DISTANCE OF 311.70 FEET; 13) THENCE N.14°07'19"E., A DISTANCE OF 51.20 FEET; 14) THENCE N.01°42'52"E., A DISTANCE OF 87.36 FEET; THENCE S.88°18'58"E., A DISTANCE OF 419.92 FEET; THENCE N.01°41'49"E., A DISTANCE OF 947.92 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF PERSIMMON BOULEVARD EAST, AS SHOWN ON PERSIMMON BOULEVARD EAST-PLAT 2, AS RECORDED IN PLAT BOOK 128, PAGE 16, OF SAID

PUBLIC RECORDS; THENCE THE FOLLOWING COURSES BEING ALONG SAID SOUTH RIGHT-OF-WAY; THENCE S.88°17'08"E., A DISTANCE OF 16.69 FEET; THENCE N.89°31'48"E., A DISTANCE OF 102.03 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTH, WITH A RADIUS OF 1868.00 FEET, AND A RADIAL BEARING OF S.02°20'19"W., AT SAID INTERSECTION; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°20'52", A DISTANCE OF 435.17 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 2206.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°19'54", A DISTANCE OF 628.80 FEET TO THE POINT OF BEGINNING. CONTAINING: 2,781,218 SQUARE FEET OR 63.848 ACRES, MORE OR LESS.

Exhibit 'B'
SKY COVE SOUTH PHASE 1A
TOPOGRAPHICAL SURVEY

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DESCRIPTION

COMMENCE AT THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, THENCE S.01°33'05"W. ALONG THE EAST BOUNDARY LINE OF SAID SECTION 1, A DISTANCE OF 4842.94 FEET TO THE NORTHEAST CORNER OF SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST; THENCE N.88°49'03"W. ALONG THE NORTH LINE OF SAID SECTION 12, A DISTANCE OF 871.66 FEET; THENCE S.01°10'57"W. A DISTANCE OF 321.07 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE PERSIMMON BOULEVARD EAST, AS SHOWN ON PERSIMMON BOULEVARD EAST - PLAT 2, RECORDED IN PLAT BOOK 128, PAGE 16, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND THE **POINT OF BEGINNING**; THENCE S.32°01'05"W. A DISTANCE OF 124.85 FEET TO A POINT ON THE BOUNDARY OF SCHOOL SITE PLAT, AS RECORDED IN PLAT BOOK 128, PAGE 20, OF SAID PUBLIC RECORDS; THENCE THE FOLLOWING COURSES BEING ALONG THE WESTERLY AND SOUTHERLY LINE OF SAID PLAT; THENCE S.32°15'14"W. A DISTANCE OF 330.53 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, WITH A RADIUS OF 100.00 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30°37'49", A DISTANCE OF 53.46 FEET; THENCE S.01°37'25"W. A DISTANCE OF 301.20 FEET; THENCE S.88°20'27"E. A DISTANCE OF 458.26 FEET; THENCE S.57°43'50"E. A DISTANCE OF 421.57 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF GREEN LANE, AS RECORDED IN ROAD PLAT BOOK 12, PAGES 146 THROUGH 150, INCLUSIVE, OF SAID PUBLIC RECORDS; THENCE S.32°16'03"W. ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF GREEN LANE, A DISTANCE OF 139.70 FEET; THENCE S.33°32'14"W. A DISTANCE OF 67.69 FEET; THENCE S.32°16'03"W. A DISTANCE OF 147.03 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 894.50 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 57°57'14", A DISTANCE OF 904.77 FEET; THENCE N.89°46'43"W. A DISTANCE OF 108.44 FEET; THENCE S.88°56'35"W. A DISTANCE OF 67.28 FEET; THENCE N.89°46'44"W. A DISTANCE OF 431.89 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, WITH A RADIUS OF 7960.00 FEET; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°29'36", A DISTANCE OF 207.47 FEET; THENCE N.88°17'08"W. A DISTANCE OF 38.19 FEET; THENCE N.75°52'41"W. A DISTANCE OF 51.20 FEET; THENCE N.88°17'08"W. A DISTANCE OF 285.11 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF ILEX WAY, AS SHOWN ON THE PLAT OF ILEX WAY PHASE II, AS RECORDED IN PLAT BOOK 128, PAGES 22 THROUGH 25, INCLUSIVE, OF SAID PUBLIC RECORDS; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THROUGH THE FOLLOWING FOURTEEN (14) COURSES: 1) THENCE N.43°17'08"W. A DISTANCE OF 21.00 FEET; 2) THENCE N.01°42'52"E. A DISTANCE OF 137.26 FEET; 3) THENCE N.14°07'19"E. A DISTANCE OF 51.19 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE WEST, WITH A RADIUS OF 1251.00 FEET, AND A RADIAL BEARING OF N.88°11'44"W. AT SAID INTERSECTION; 4) THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°08'21"; A DISTANCE OF 90.37 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE EAST, WITH A RADIUS OF 1149.00 FEET; 5) THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH AS CENTRAL ANGLE OF 04°02'57". A DISTANCE OF 81.20 FEET; 6) THENCE N.01°42'52"E. A DISTANCE OF 93.55 FEET; 7) THENCE N.46°20'13"E. A DISTANCE OF 39.24 FEET; 8) THENCE S.88°41'19"E. A DISTANCE OF 4.14 FEET; 9) THENCE N.01°18'41"E. A DISTANCE OF 80.00 FEET; 10) THENCE N.88°41'19"W. A DISTANCE OF 15.03 FEET; 11) THENCE N.43°39'47"W. A DISTANCE OF 38.08 FEET; 12) THENCE N.01°42'52"E. A DISTANCE OF 311.70 FEET; 13) THENCE N.14°07'19"E. A DISTANCE OF 51.20 FEET; 14) THENCE N.01°42'52"E. A DISTANCE OF 87.36 FEET; THENCE S.88°18'58"E. A DISTANCE OF 419.92 FEET; THENCE N.01°41'49"E. A DISTANCE OF 947.92 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF PERSIMMON BOULEVARD EAST, AS SHOWN ON PERSIMMON BOULEVARD EAST-PLAT 2, AS RECORDED IN PLAT BOOK 128, PAGE 16, OF SAID PUBLIC RECORDS; THENCE THE FOLLOWING COURSES BEING ALONG SAID SOUTH RIGHT-OF-WAY; THENCE S.88°17'08"E. A DISTANCE OF 16.69 FEET; THENCE N.89°31'48"E. A DISTANCE OF 102.03 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTH, WITH A RADIUS OF 1868.00 FEET, AND A RADIAL BEARING OF S.02°20'19"W. AT SAID INTERSECTION; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°20'57". A DISTANCE OF 435.17 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 2206.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°19'54", A DISTANCE OF 628.80 FEET TO THE **POINT OF BEGINNING**. **CONTAINING:** 2,781,218 SQUARE FEET OR 63.848 ACRES, MORE OR LESS.

SURVEYOR'S NOTES:

- EASEMENTS, RIGHTS-OF-WAYS, SET BACK LINES, RESERVATIONS, AGREEMENTS AND OTHER SIMILAR MATTERS TAKEN FROM OWNERSHIP AND ENCUMBRANCE REPORT PREPARED BY FOUNDERS TITLE, DATED MAY 11, 2018.
 - THIS SURVEY IS LIMITED TO ABOVE GROUND VISIBLE IMPROVEMENTS ALONG AND NEAR THE BOUNDARY LINES, AND THAT NOTHING BELOW THE GROUND WAS LOCATED INCLUDING, BUT NOT LIMITED TO FOUNDATIONS (FOOTINGS), UTILITIES, ETC. (INTERIOR OCCUPATION NOT LOCATED).
 - BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON THE NORTH BOUNDARY OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, HAVING A GRID BEARING OF S.89°48'33"E. THE GRID BEARINGS, AS SHOWN HEREON, REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICA DATUM OF 1983 (NAD 83 - '07) FOR THE EAST ZONE OF FLORIDA. SAID BASIS OF BEARING IS THE SAME IN THE NORTH AMERICAN DATUM OF 1983 (NAD 83 - '90).
 - THE SUBJECT PROPERTY LIES WITHIN THE CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, WHERE THE FLOOD ZONE IS UNDETERMINED AT THE TIME OF THIS SURVEY.
 - THIS SURVEY IS BASED ON PREVIOUS FIELD SURVEYS, DOCUMENTS OF RECORD, FOUND MONUMENTS, EXHIBITS, AND HISTORICALLY USED CORNERS, AS WELL AS THE LEGAL DESCRIPTION SHOWN HEREON. IMPROVEMENTS LIKE UTILITIES UNDER CONSTRUCTION ARE NOT LOCATED FOR THE PURPOSE OF SHOWING THE BOUNDARY OF A PROPOSED PLAT.
- THE FOLLOWING ARE REFERENCE SURVEYS USED IN DETERMINING THE BOUNDARY LOCATION FOR CALLERY JUDGE GROVES:
- THE 'M' CANAL ROAD RIGHT OF WAY MAP, RECORDED IN ROAD PLAT BOOK 6, PAGE 136.
 - BOUNDARY SURVEY OF RESIDENTIAL AT CALLERY JUDGE GROVES, PREPARED BY LIDBERG LAND SURVEYING, INC. (JOB NO.: 04-106-101C), DATED OCTOBER 5, 2007.
 - SKETCH OF SURVEY, PREPARED BY S.P. MUSICK, DATED MARCH 5, 1965.
- 6) ALL BEARINGS AND DISTANCES (UNITED STATES SURVEY FEET) AS SHOWN HEREON ARE AS DESCRIBED AND MEASURED UNLESS OTHERWISE NOTED. MEASUREMENTS MADE ARE TO THE ACCURACY STANDARD OF SUBURBAN OR 1 FOOT IN 7500 FEET.
- 7) SID AND SWCD EASEMENTS WITHIN BOUNDARY HAVE BEEN RELEASE PER O.R. 28084, PG. 0985.

EASEMENTS AND OTHER MATTERS AFFECTING TITLE:

- TERMS, CONDITIONS, RIGHTS AND RESERVATIONS CONTAINED IN THAT AGREEMENT BETWEEN WEST PALM BEACH WATER COMPANY AND INDIAN TRAIL RANCH, INC., RECORDED SEPTEMBER 25, 1966, IN OFFICIAL RECORDS BOOK 1156, PAGE 36 AND THAT DEED BETWEEN INDIAN TRAIL RANCH, INC. AND THE CITY OF WEST PALM BEACH, RECORDED IN OFFICIAL RECORDS BOOK 1156, PAGE 58, TOGETHER WITH AND AFFECTED BY ASSIGNMENT, RECORDED IN OFFICIAL RECORDS BOOK 1854, PAGE 1826 AND AGREEMENT BETWEEN CITY OF WEST PALM BEACH AND CITY NATIONAL BANK OF MIAMI BEACH, TRUSTEE, RECORDED IN OFFICIAL RECORDS BOOK 1854, PAGE 1838, THAT ASSIGNMENT, RECORDED IN OFFICIAL RECORDS BOOK 8405, PAGE 1104 AND BY DEED RECORDED IN OFFICIAL RECORDS BOOK 1854, PAGE 1803, QUIT CLAIM DEED AND AGREEMENT FOR RESERVATION OF RIGHTS, RECORDED IN OFFICIAL RECORDS BOOK 14742, PAGE 1196, AND PARTIAL RELEASE OF EASEMENTS AND RESERVATIONS OF RIGHTS, RECORDED FEBRUARY 3, 2016, IN OFFICIAL RECORDS BOOK 28084, PAGE 985, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- INTERLOCAL AGREEMENT BETWEEN PALM BEACH COUNTY AND THE SEMINOLE IMPROVEMENT DISTRICT, RECORDED APRIL 26, 2006, IN OFFICIAL RECORDS BOOK 20252, PAGE 184, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- MATTERS AS CONTAINED ON THAT CERTAIN PLAT OF TOWN CENTER PARKWAY NORTH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 123, PAGE 106, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- RECORDED NOTICE OF ENVIRONMENTAL RESOURCE PERMIT BY SOUTH FLORIDA WATER MANAGEMENT DISTRICT, RECORDED AUGUST 13, 2015, IN OFFICIAL RECORDS BOOK 27737, PAGE 15, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- NOTICE OF WESTLAKE COMMUNITY FOUNDATION FEE, RECORDED JANUARY 16, 2018, IN OFFICIAL RECORDS BOOK 29588, PAGE 1066 AND CORRECTIVE WESTLAKE COMMUNITY FOUNDATION FEE, RECORDED JANUARY 24, 2018, IN OFFICIAL RECORDS BOOK 29609, PAGE 1177, BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- DECLARATION OF RESTRICTIONS, COVENANTS, AND EASEMENTS FOR WESTLAKE RESIDENCES, RECORDED JANUARY 16, 2018, IN OFFICIAL RECORDS BOOK 29588, PAGE 766, TOGETHER WITH FIRST AMENDMENT TO DECLARATION, RECORDED MAY 1, 2018, IN OFFICIAL RECORDS BOOK 29818, PAGE 284, BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- COLLATERAL ASSIGNMENT OF DECLARANT RIGHTS BY AND BETWEEN MINTO PBLH, LLC AND WELLS FARGO BANK, NATIONAL ASSOCIATION, RECORDED JANUARY 25, 2018, IN OFFICIAL RECORDS BOOK 29611, PAGE 673, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. TO THE PERSON(S) EXPRESSLY IDENTIFIED BY NAME IN THE PROPERTY INFORMATION REPORT AS THE RECIPIENT(S) OF THE PROPERTY INFORMATION REPORT.

**SKY COVE SOUTH - PHASE 1A
BOUNDARY SURVEY**

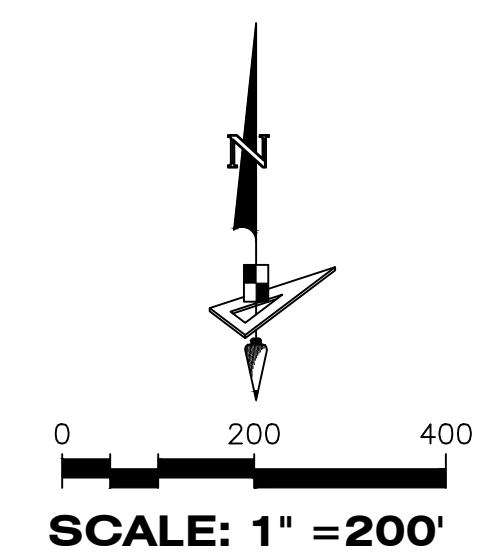
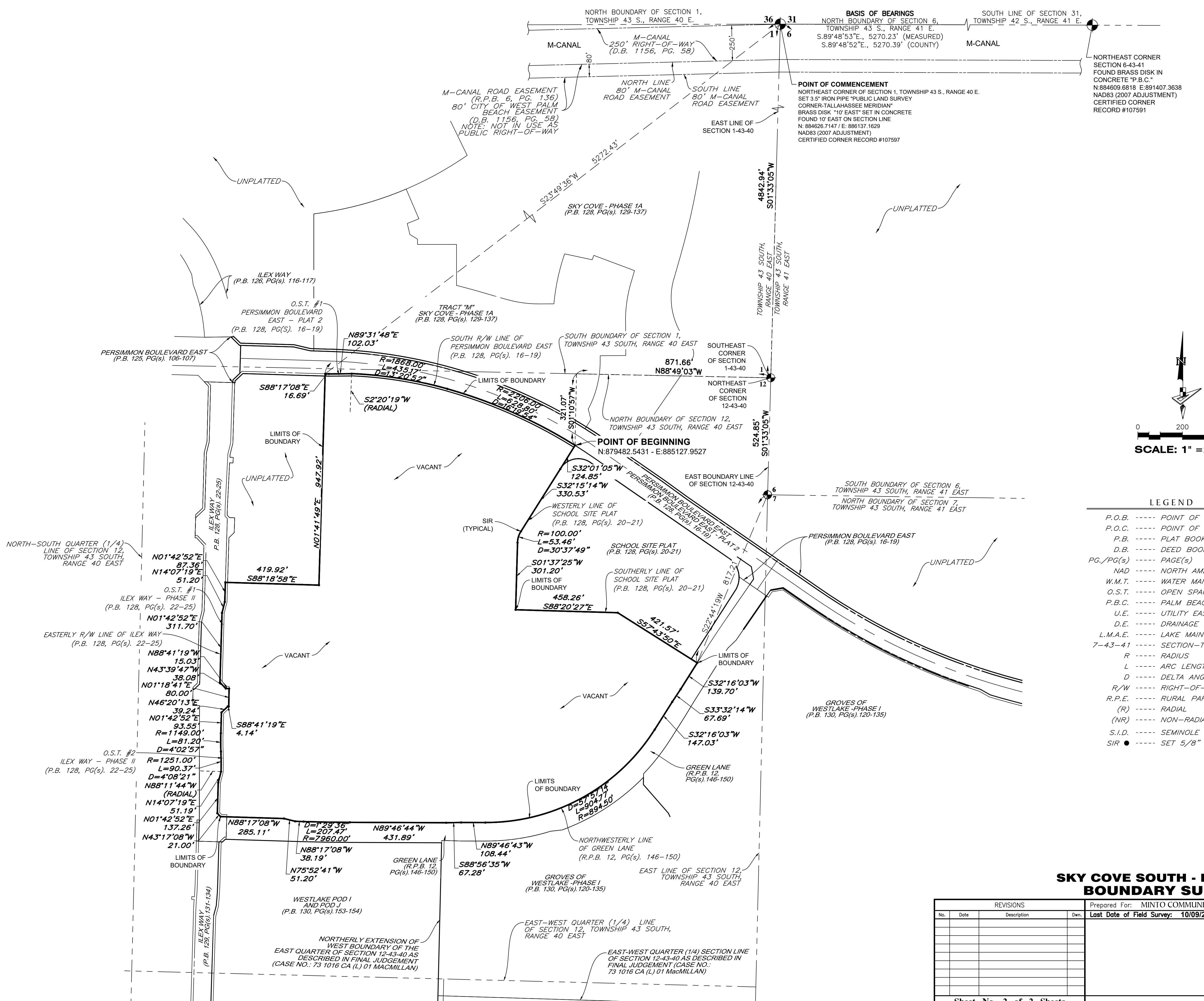
REVISIONS				Prepared For: MINTO COMMUNITIES, LLC
No.	Date	Description	Dwn.	Last Date of Field Survey: 10/09/20
				SURVEYOR'S CERTIFICATE This certifies that a survey of the hereon described property was made under my supervision and meets the Standards of Practice set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17.050, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes. Luis J. Ortiz FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS7006 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER



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

Drawn: SAB Date: 10-08-2020 Data File: WESTLAKE SKYCOVE SOUTH - PH 1A
 Check: GAR P.C.: DC-9 Field Book: 2020/30w-28
 Section: 12 Twn. 43S Rng. 40E Job #: SKY COVE SOUTH-PH1A_E

Sheet No. 1 of 2 Sheets



LEGEND

- P.O.B. ----- POINT OF BEGINNING
- P.O.C. ----- POINT OF COMMENCEMENT
- P.B. ----- PLAT BOOK
- D.B. ----- DEED BOOK
- PG./PG(s) ----- PAGE(S)
- NAD ----- NORTH AMERICAN DATUM
- W.M.T. ----- WATER MANAGEMENT TRACT
- O.S.T. ----- OPEN SPACE TRACT
- P.B.C. ----- PALM BEACH COUNTY
- U.E. ----- UTILITY EASEMENT
- D.E. ----- DRAINAGE EASEMENT
- L.M.A.E. ----- LAKE MAINTENANCE ACCESS EASEMENT
- 7-43-41 ----- SECTION-TOWNSHIP-RANGE
- R ----- RADIUS
- L ----- ARC LENGTH
- D ----- DELTA ANGLE
- R/W ----- RIGHT-OF-WAY
- R.P.E. ----- RURAL PARKWAY EASEMENT
- (R) ----- RADIAL
- (NR) ----- NON-RADIAL
- S.I.D. ----- SEMINOLE IMPROVEMENT DISTRICT
- SIR ● ----- SET 5/8" IRON ROD LB7768 (UNLESS OTHERWISE NOTED)

**SKY COVE SOUTH - PHASE 1A
BOUNDARY SURVEY**

REVISIONS				Prepared For: MINTO COMMUNITIES, LLC	
No.	Date	Description	Dwn.	Last Date of Field Survey: 10/09/20	

GeoPoint
Surveying, Inc.

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Drawn: SAB Date: 10-08-2020 Data File: WESTLAKE SKYCOVE SOUTH - PH 1A
Check: GAR P.C.: DC-8 Field Book: 2020/30w-28
Section: 12 Twn. 43S Rng. 40E Job #: SKY COVE SOUTH - PH 1A

Exhibit 'C'
SKY COVE SOUTH PHASE 1A
PLAT

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SKY COVE SOUTH - PHASE 1 A

BEING A REPLAT OF A PORTION OF OPEN SPACE TRACT #1 AND ALL OF OPEN SPACE TRACT #2, ILEX WAY PHASE II, PLAT BOOK 128, PAGES 22 THROUGH 25, INCLUSIVE, AND A PORTION OF OPEN SPACE TRACT #1, PERSIMMON BOULEVARD EAST - PLAT 2, PLAT BOOK 128, PAGES 16 THROUGH 19, INCLUSIVE, BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH A PORTION OF SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA,

CITY OF WESTLAKE'S APPROVAL

THIS CERTIFIES THAT THIS PLAT HAS BEEN ACCEPTED AND APPROVED BY THE CITY COUNCIL FOR THE CITY OF WESTLAKE BY A RESOLUTION DULY ADOPTED BY THE CITY COUNCIL THIS _____ DAY OF _____, 2020, IN ACCORDANCE WITH 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, ROGER MANNING

TITLE CERTIFICATION

STATE OF FLORIDA
 COUNTY OF _____

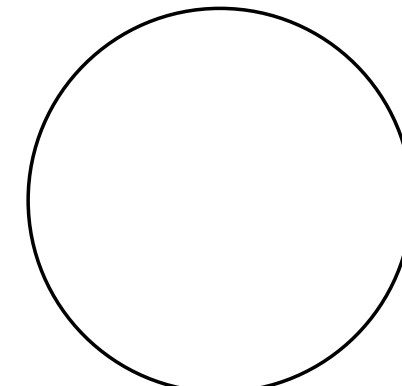
WE, FOUNDERS TITLE, A TITLE INSURANCE COMPANY, AS DULY AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN MINTO PBLH, LLC.; THAT THE CURRENT TAXES HAVE BEEN PAID; AND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

DATED: _____
 HARRY BINNIE, PRESIDENT, FOUNDERS TITLE

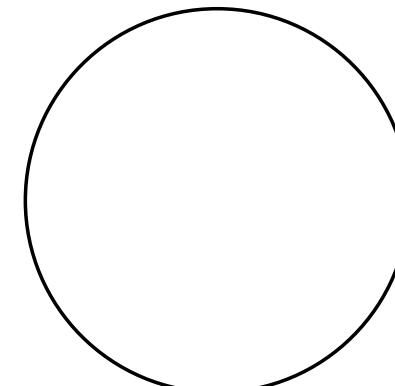
AREA TABULATION (IN ACRES)

SINGLE FAMILY LOTS (111 LOTS):	16.009
ROADWAY TRACT (TRACT "A"):	5.952
ROADWAY TRACT (TRACT "B"):	0.294
ROADWAY TRACT (TRACT "C"):	0.005
ROADWAY TRACT (TRACT "D"):	0.002
TRACT "N":	15.947
OPEN SPACE TRACT #1:	0.490
OPEN SPACE TRACT #2:	0.382
OPEN SPACE TRACT #3:	0.077
OPEN SPACE TRACT #4:	0.294
OPEN SPACE TRACT #5:	0.920
OPEN SPACE TRACT #6:	0.154
OPEN SPACE TRACT #7:	0.214
OPEN SPACE TRACT #8:	0.293
OPEN SPACE TRACT #9:	0.366
OPEN SPACE TRACT #10:	0.097
OPEN SPACE TRACT #11:	0.390
OPEN SPACE TRACT #12:	0.064
OPEN SPACE TRACT #13:	0.076
OPEN SPACE TRACT #14:	0.067
OPEN SPACE TRACT #15:	0.054
OPEN SPACE TRACT #16:	0.835
OPEN SPACE TRACT #17:	1.424
OPEN SPACE TRACT #18:	1.442
WATER MANAGEMENT TRACT #1:	3.094
WATER MANAGEMENT TRACT #2:	6.296
WATER MANAGEMENT TRACT #3:	3.569
WATER MANAGEMENT TRACT #4:	1.907
WATER MANAGEMENT TRACT #5:	3.134
TOTAL ACRES, MORE OR LESS:	63.848

MORTGAGEE'S JOINDER
AND CONSENT



CITY OF WESTLAKE
APPROVAL

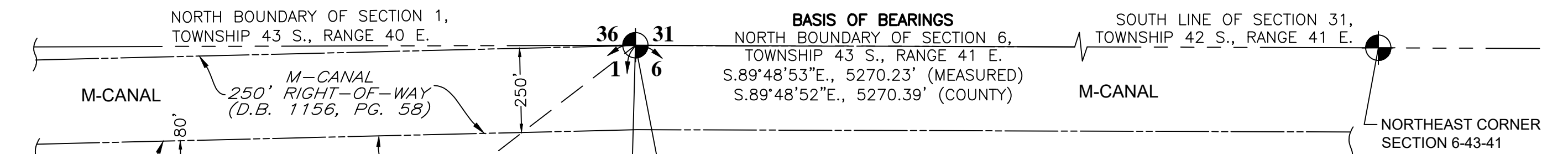


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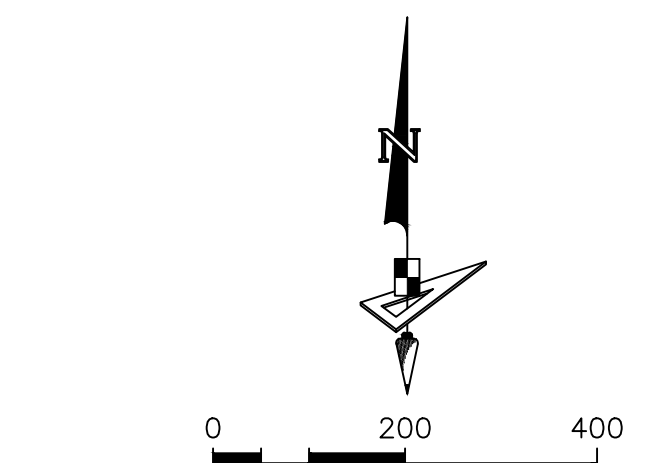
Phone: (561) 444-2720
 www.geopointsurvey.com
 Licensed Business Number 1B 7768

SKY COVE SOUTH - PHASE 1 A

BEING A REPLAT OF A PORTION OF OPEN SPACE TRACT #1 AND ALL OF OPEN SPACE TRACT #2, ILEX WAY PHASE II, PLAT BOOK 128, PAGES 22 THROUGH 25, INCLUSIVE, AND A PORTION OF OPEN SPACE TRACT #1, PERSIMMON BOULEVARD EAST - PLAT 2, PLAT BOOK 128, PAGES 16 THROUGH 19, INCLUSIVE, BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH A PORTION OF SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA,



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



SCALE: 1" = 200'

KEY SHEET

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

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

LEGEND

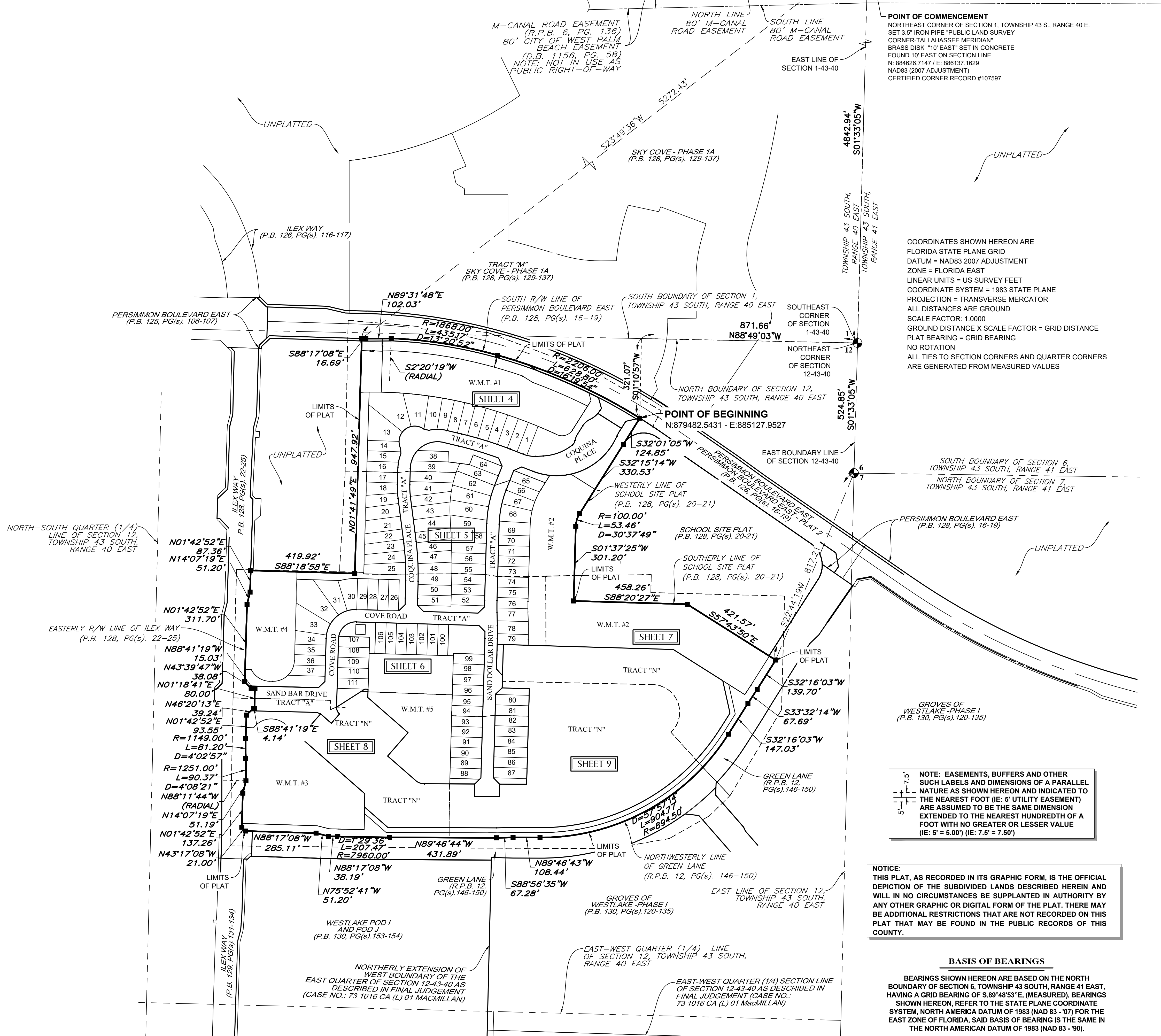
- P.O.B. ----- POINT OF BEGINNING
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- L.M.A.E. ----- LAKE MAINTENANCE ACCESS EASEMENT
- R.P.E. ----- RURAL PARKWAY EASEMENT
- 7-43-41 ----- SECTION-TOWNSHIP-RANGE
- R ----- RADIUS
- L ----- ARC LENGTH
- D ----- DELTA ANGLE
- CB ----- CHORD BEARING
- C ----- CHORD
- S.I.D. ----- SEMINOLE IMPROVEMENT DISTRICT
- R/W ----- RIGHT-OF-WAY
- @ ----- CENTER LINE OF ROAD
- (R) ----- RADIAL
- (NR) ----- NON-RADIAL
- PRM ----- PERMANENT REFERENCE MONUMENT
- R.P.E. ----- RURAL PARKWAY EASEMENT
- HOA ----- HOMEOWNERS ASSOCIATION
- PRM ----- PERMANENT REFERENCE MONUMENT
- ----- PERMANENT CONTROL POINT
- ----- FOUND PERMANENT REFERENCE MONUMENT
- ----- SET 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 7768"

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")

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.

BASIS OF BEARINGS

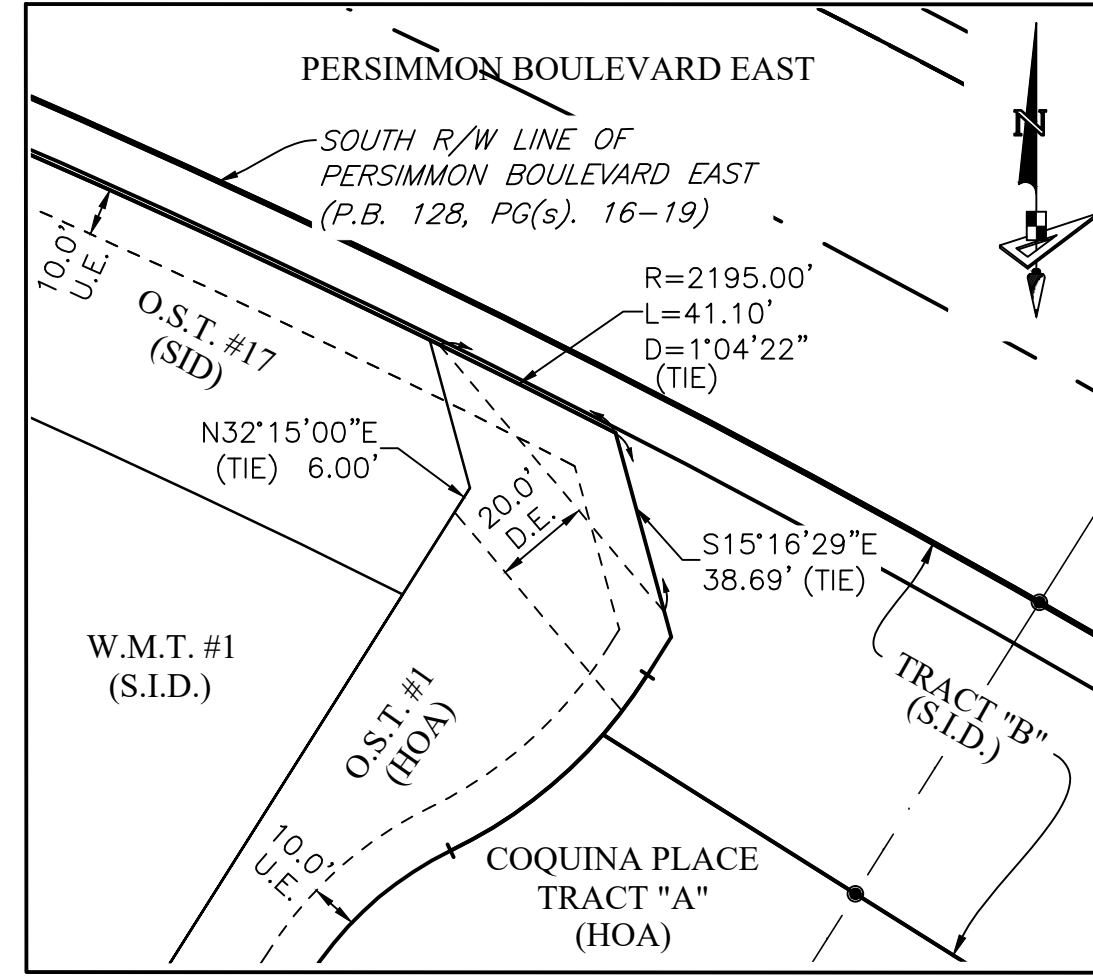
BEARINGS SHOWN HEREON ARE BASED ON THE NORTH BOUNDARY OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, HAVING A GRID BEARING OF S.89°48'53"E. (MEASURED). BEARINGS SHOWN HEREON, REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICA DATUM OF 1983 (NAD 83 - '07) FOR THE EAST ZONE OF FLORIDA. SAID BASIS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



SKY COVE SOUTH - PHASE 1 A

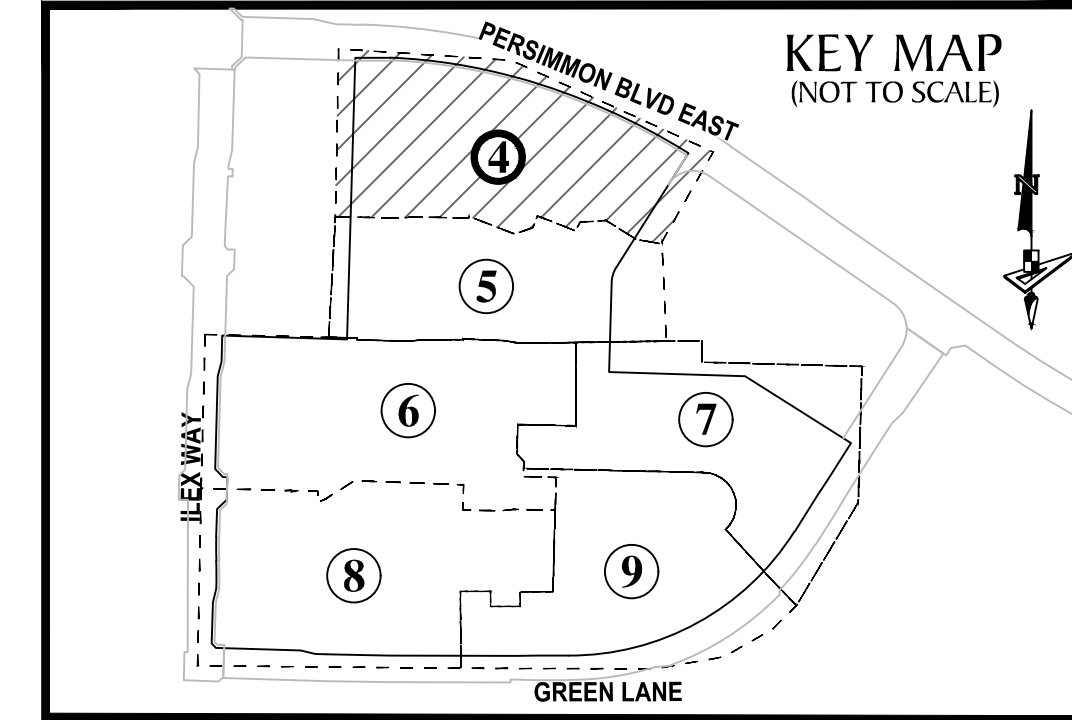
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DETAIL "A" (SCALE:1"=40')

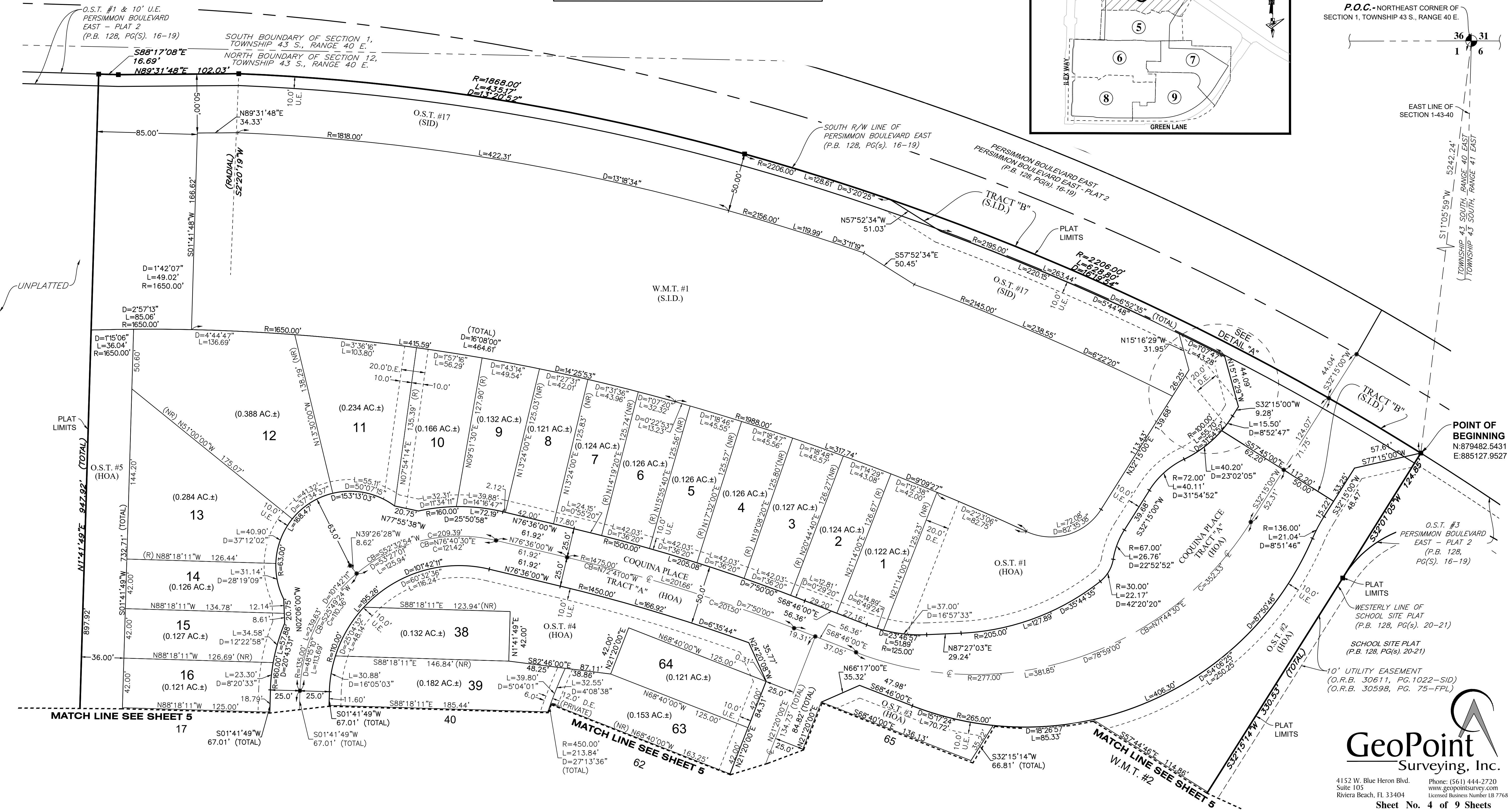
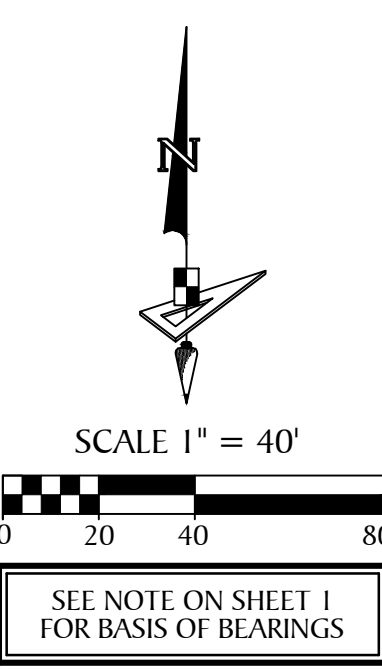


LEGEND

- P.O.B. ----- POINT OF BEGINNING
- P.O.C. ----- POINT OF COMMENCEMENT
- P.B. ----- PLAT BOOK
- D.B. ----- DEED 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
- R.P.B. ----- ROAD PLAT BOOK
- U.E. ----- UTILITY EASEMENT
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- L.M.A.E. ----- LAKE MAINTENANCE ACCESS EASEMENT
- R.P.E. ----- RURAL PARKWAY EASEMENT
- 7-43-41 ----- SECTION-TOWNSHIP-RANGE
- R ----- RADIUS
- L ----- ARC LENGTH
- D ----- DELTA ANGLE
- CB ----- CHORD BEARING
- C ----- CHORD
- S.I.D. ----- SEMINOLE IMPROVEMENT DISTRICT
- R/W ----- RIGHT-OF-WAY
- CL ----- CENTER LINE OF ROAD
- (R) ----- RADIAL
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- R.P.E. ----- RURAL PARKWAY EASEMENT
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- ----- PERMANENT CONTROL POINT
- ----- FOUND PERMANENT REFERENCE MONUMENT
- ----- SET 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 7768"



P.O.C. - NORTHEAST CORNER OF SECTION 1, TOWNSHIP 43 S., RANGE 40 E.



GeoPoint
Surveying, Inc.

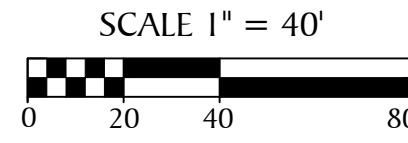
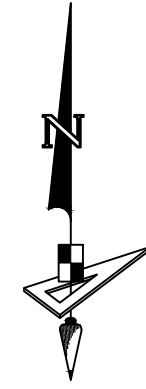
4152 W. Blue Heron Blvd.
Suite 105
Riviera Beach, FL 33404

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

Sheet No. 4 of 9 Sheets

SKY COVE SOUTH - PHASE 1 A

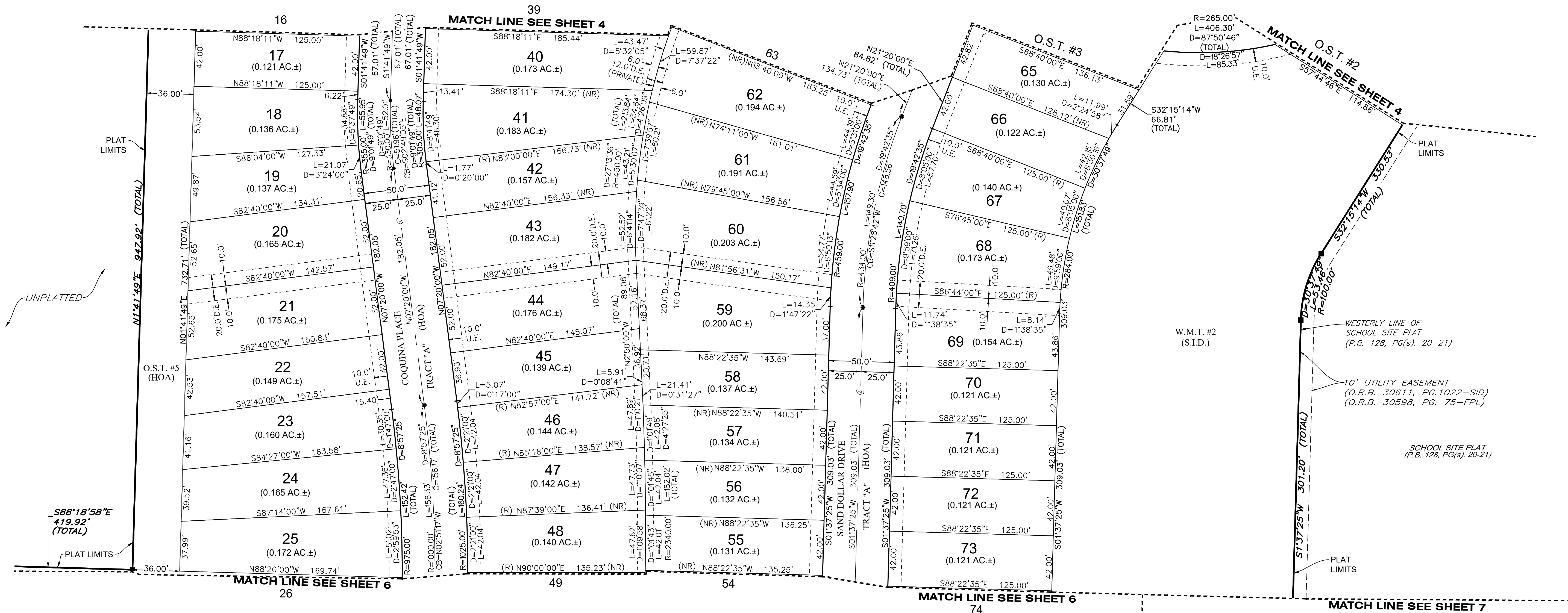
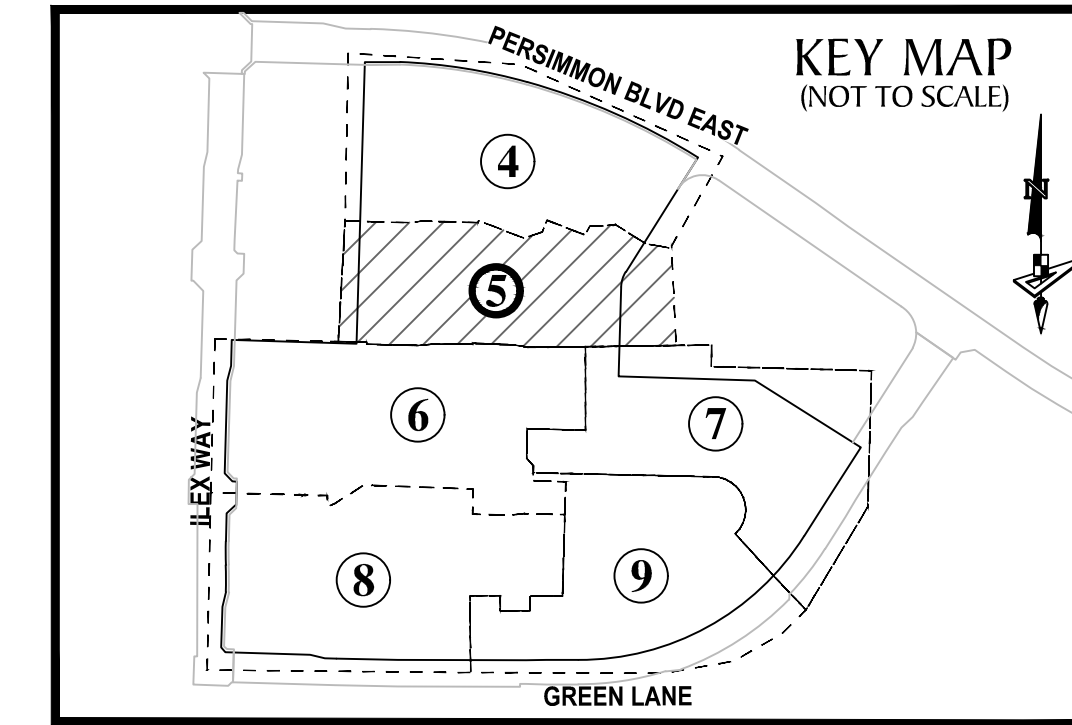
BEING A REPLAT OF A PORTION OF OPEN SPACE TRACT #1 AND ALL OF OPEN SPACE TRACT #2, ILEX WAY PHASE II, PLAT BOOK 128, PAGES 22 THROUGH 25, INCLUSIVE, AND A PORTION OF OPEN SPACE TRACT #1, PERSIMMON BOULEVARD EAST - PLAT 2, PLAT BOOK 128, PAGES 16 THROUGH 19, INCLUSIVE, BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH A PORTION OF SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA,



SEE NOTE ON SHEET 1 FOR BASIS OF BEARINGS

LEGEND

P.O.B. ----- POINT OF BEGINNING	R.P.B. ----- ROAD PLAT BOOK	CB ----- CHORD BEARING	R.P.E. ----- RURAL PARKWAY EASEMENT
P.O.C. ----- POINT OF COMMENCEMENT	U.E. ----- UTILITY EASEMENT	C ----- CHORD	(NR) ----- NON-RADIAL
P.B. ----- PLAT BOOK	D.E. ----- DRAINAGE EASEMENT	HOA ----- HOMEOWNERS ASSOCIATION	PRM ----- PERMANENT REFERENCE MONUMENT
D.B. ----- DEED BOOK	L.M.A.E. ----- LAKE MAINTENANCE ACCESS EASEMENT	S.I.D. ----- SEMINOLE IMPROVEMENT DISTRICT	● ----- PERMANENT CONTROL POINT
PG./PG(s) ----- PAGE(S)	R.P.E. ----- RURAL PARKWAY EASEMENT	R/W ----- RIGHT-OF-WAY	□ ----- FOUND PERMANENT REFERENCE MONUMENT
NAD ----- NORTH AMERICAN DATUM	7-43-41 ----- SECTION-TOWNSHIP-RANGE	℄ ----- CENTER LINE OF ROAD	■ ----- SET 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 7768"
W.M.T. ----- WATER MANAGEMENT TRACT	R ----- RADIUS	(R) ----- RADIAL	
O.S.T. ----- OPEN SPACE TRACT	L ----- ARC LENGTH	(NR) ----- NON-RADIAL	
P.B.C. ----- PALM BEACH COUNTY	D ----- DELTA ANGLE	PRM ----- PERMANENT REFERENCE MONUMENT	

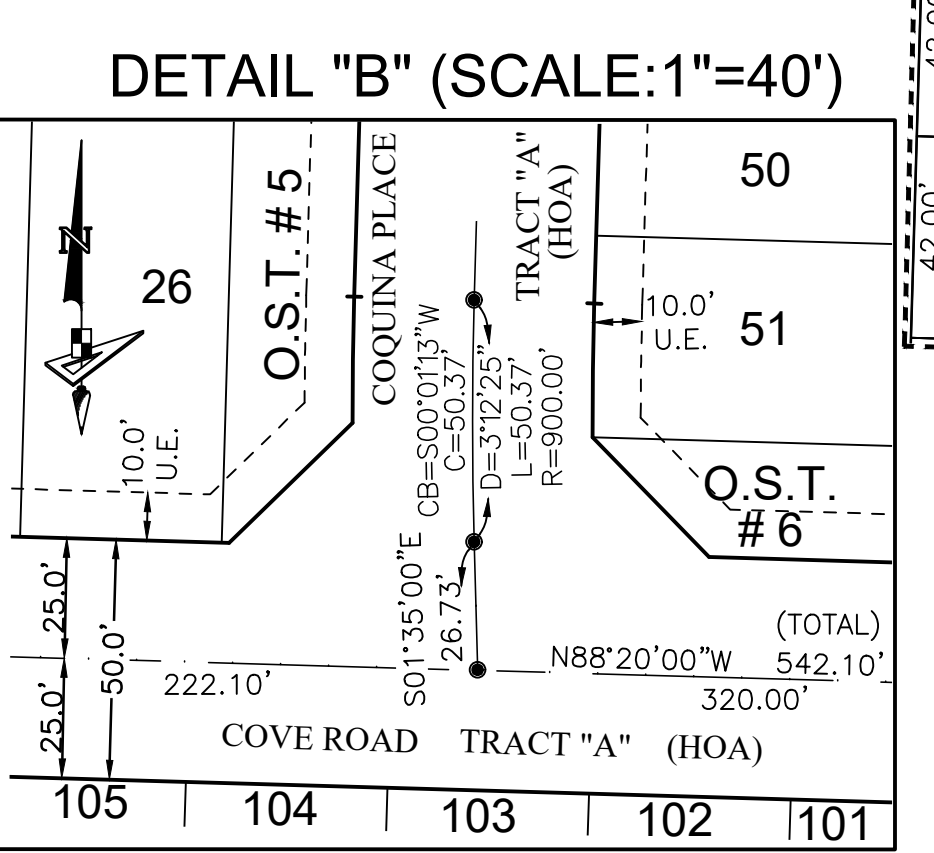
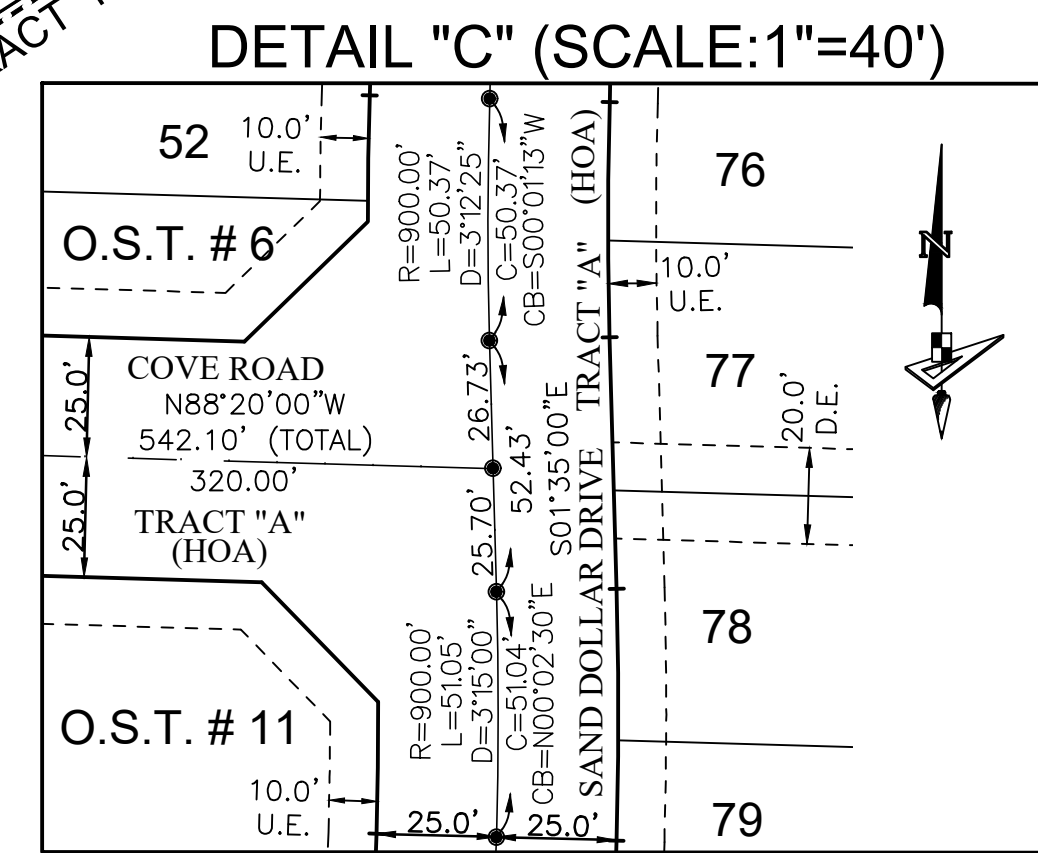
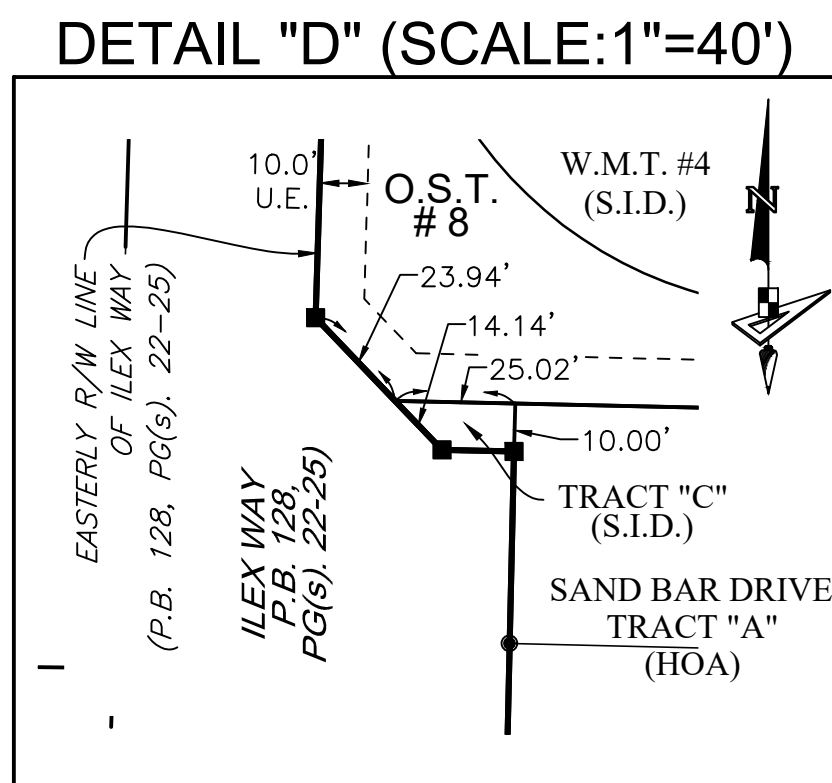
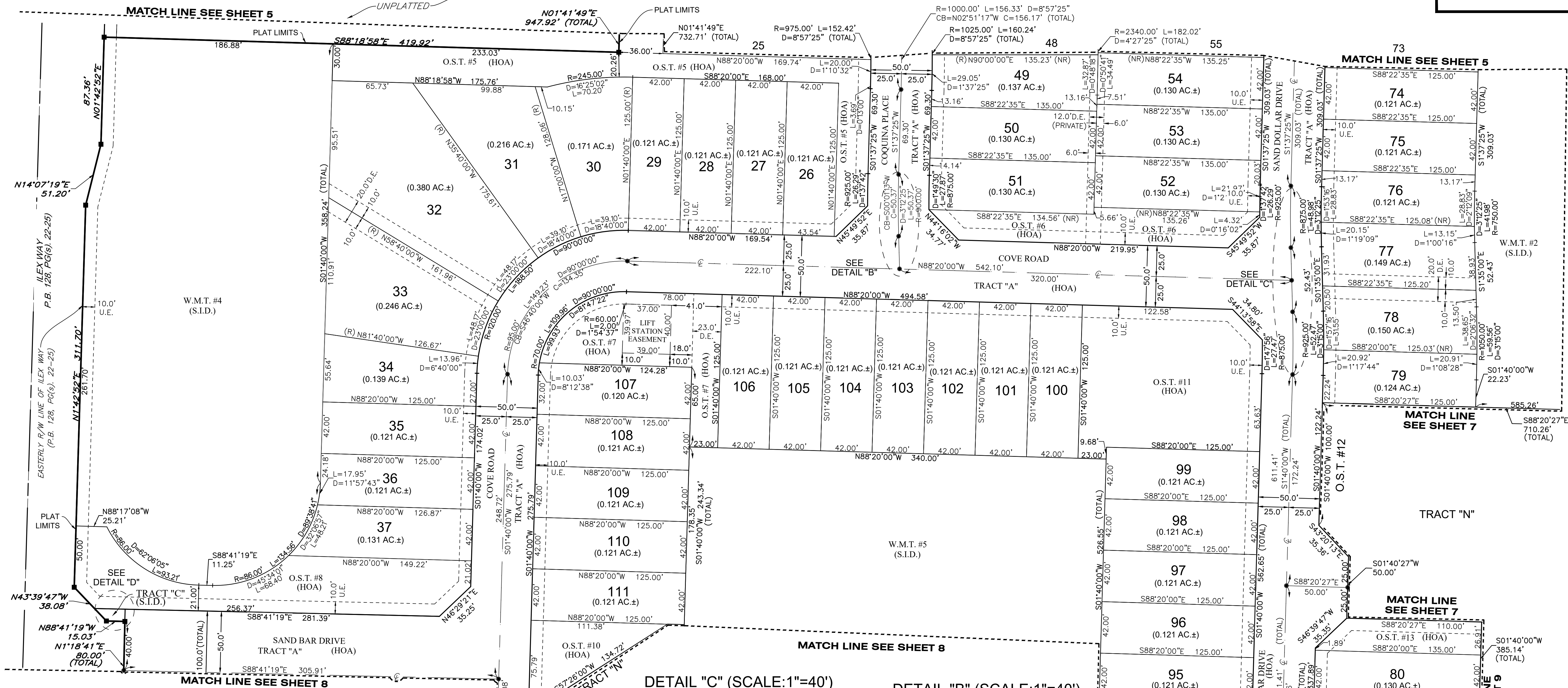
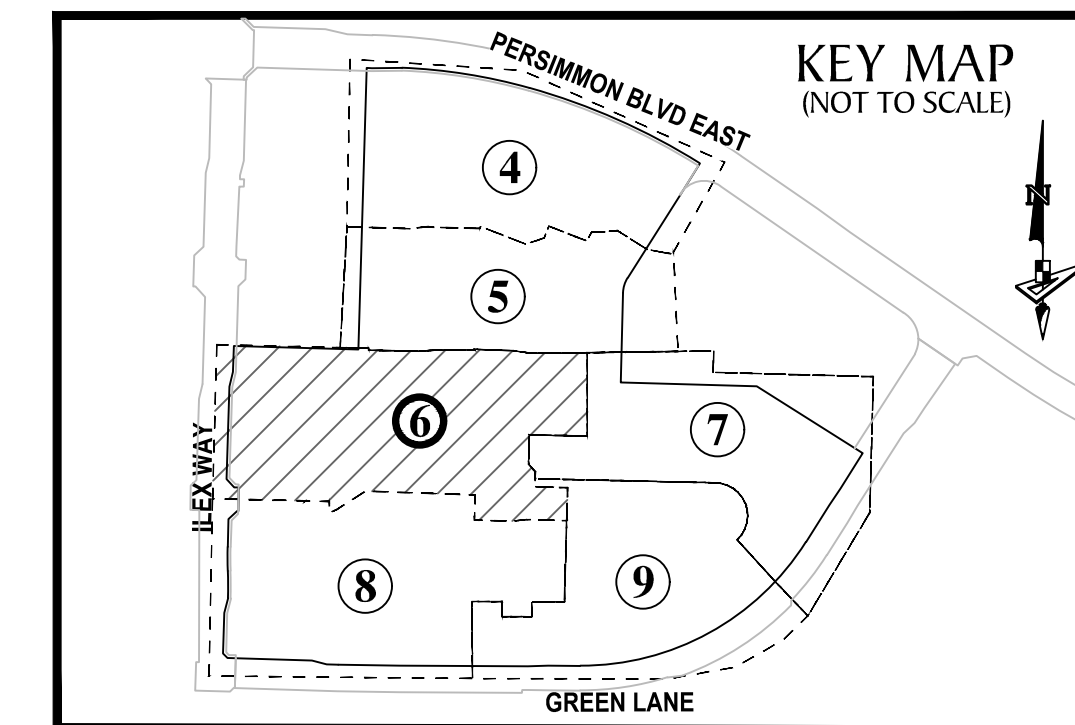
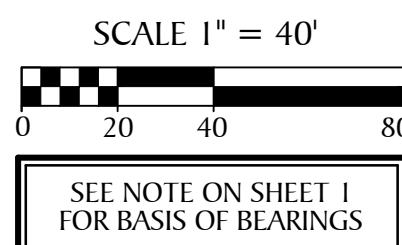


SKY COVE SOUTH - PHASE 1 A

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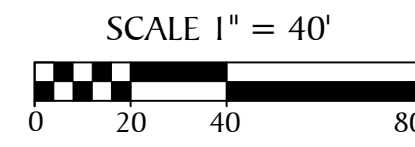
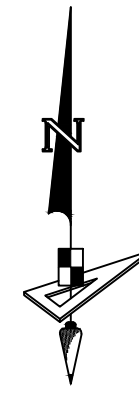
LEGEND

- | | | | |
|-------------------------------------|---|--|---|
| P.O.B. ----- POINT OF BEGINNING | R.P.B. ----- ROAD PLAT BOOK | S.I.D. ----- SEMINOLE IMPROVEMENT DISTRICT | R.P.E. ----- RURAL PARKWAY EASEMENT |
| P.O.C. ----- POINT OF COMMENCEMENT | U.E. ----- UTILITY EASEMENT | CB ----- CHORD BEARING | HOA ----- HOMEOWNERS ASSOCIATION |
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| D.B. ----- DEED BOOK | L.M.A.E. ----- LAKE MAINTENANCE ACCESS EASEMENT | R/W ----- RIGHT-OF-WAY | ● ----- PERMANENT CONTROL POINT |
| PG./PG(s) ----- PAGE(S) | R.P.E. ----- RURAL PARKWAY EASEMENT | ℄ ----- CENTER LINE OF ROAD | □ ----- FOUND PERMANENT REFERENCE MONUMENT |
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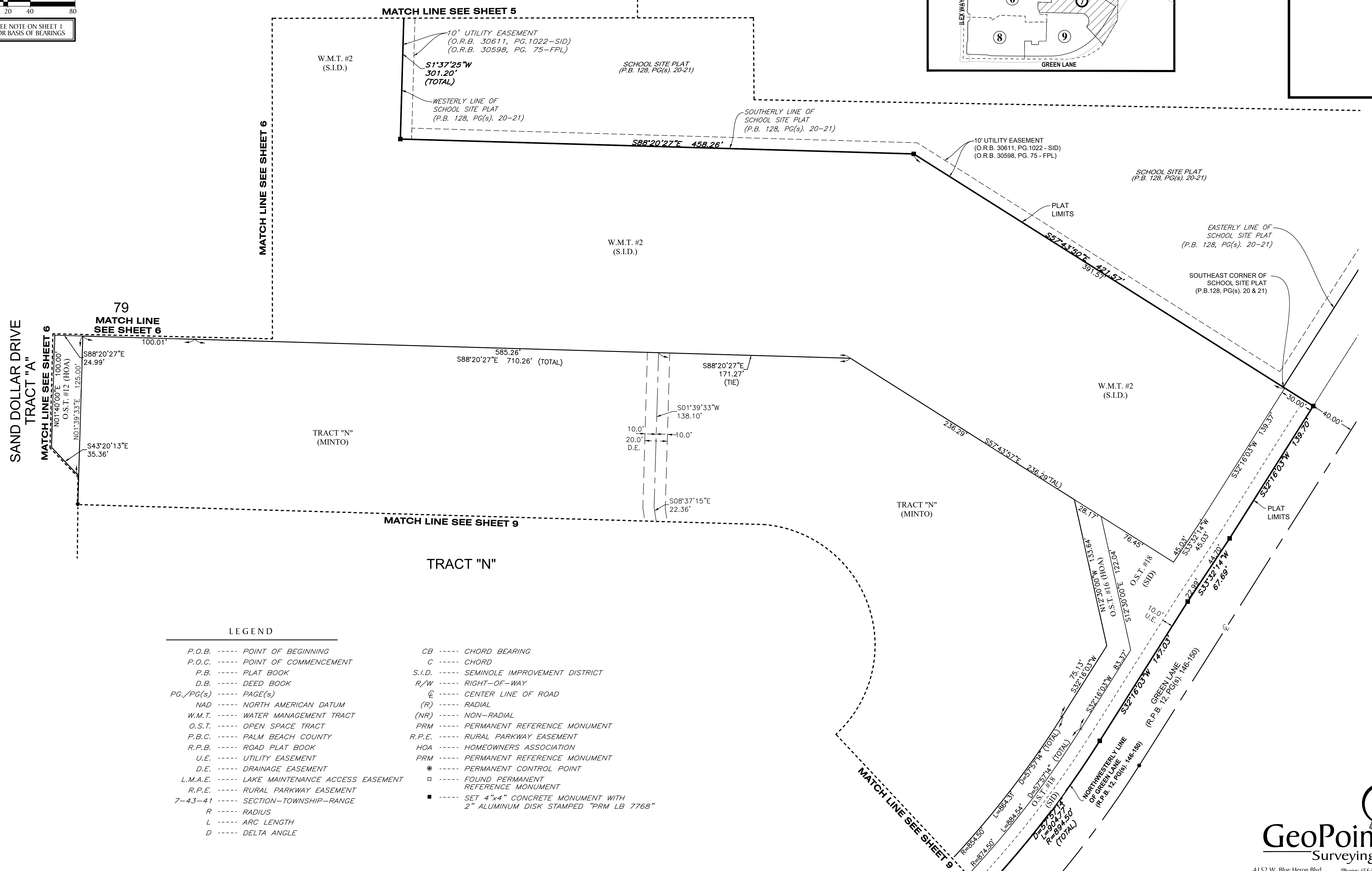
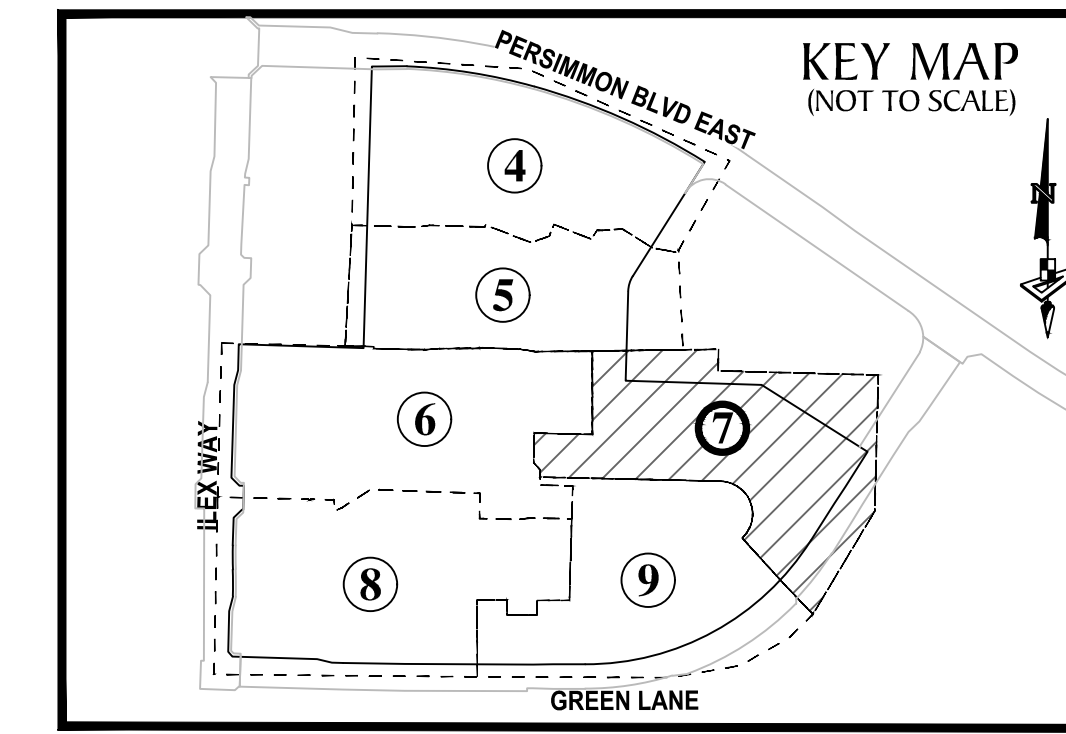


SKY COVE SOUTH - PHASE 1 A

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SEE NOTE ON SHEET 1 FOR BASIS OF BEARINGS



LEGEND

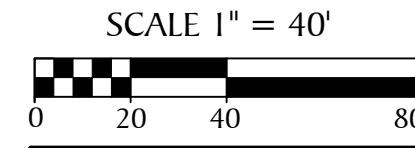
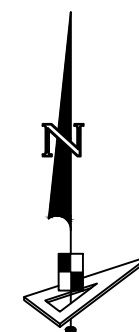
- | | |
|---|---|
| P.O.B. ----- POINT OF BEGINNING | CB ----- CHORD BEARING |
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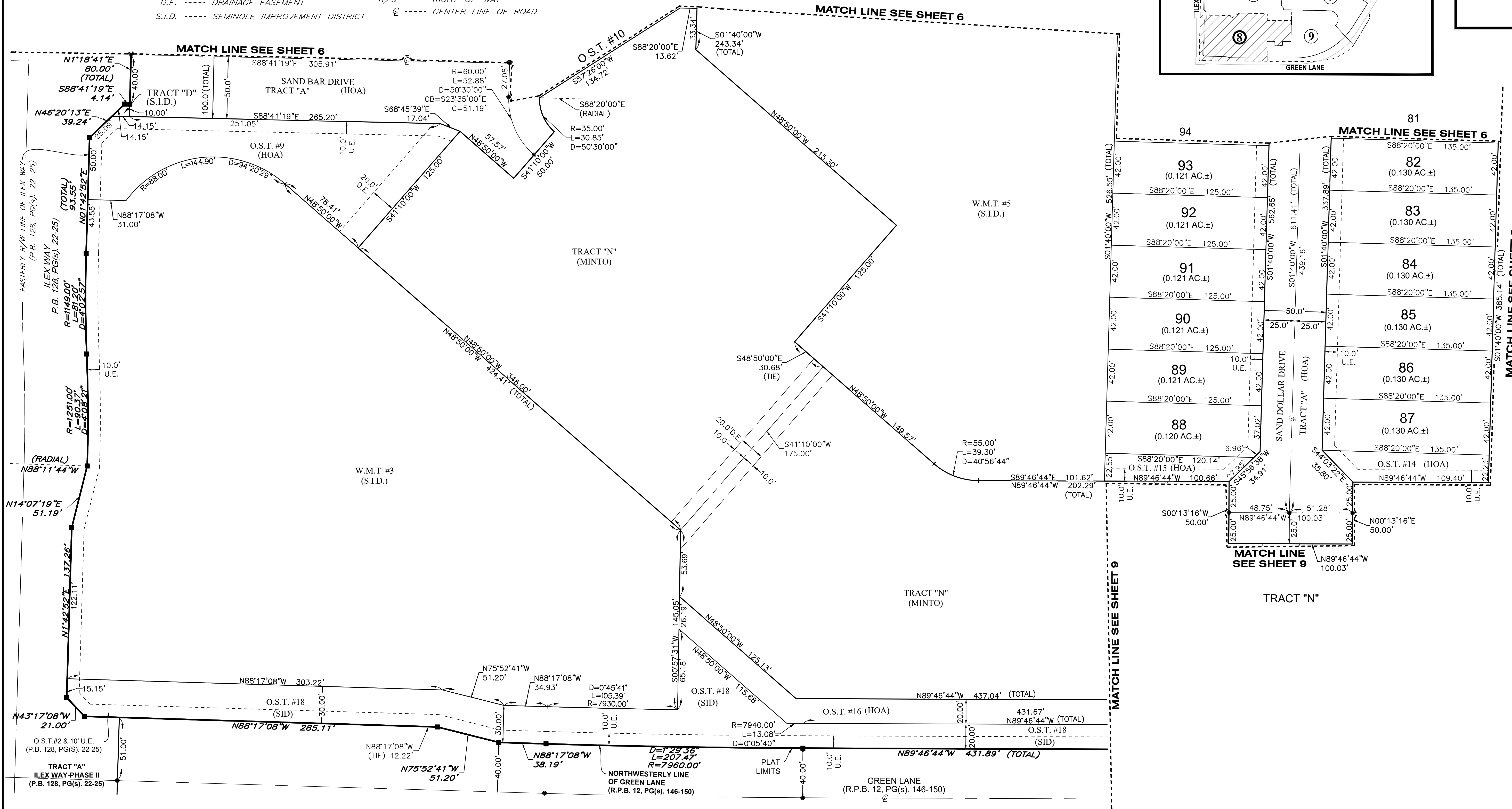
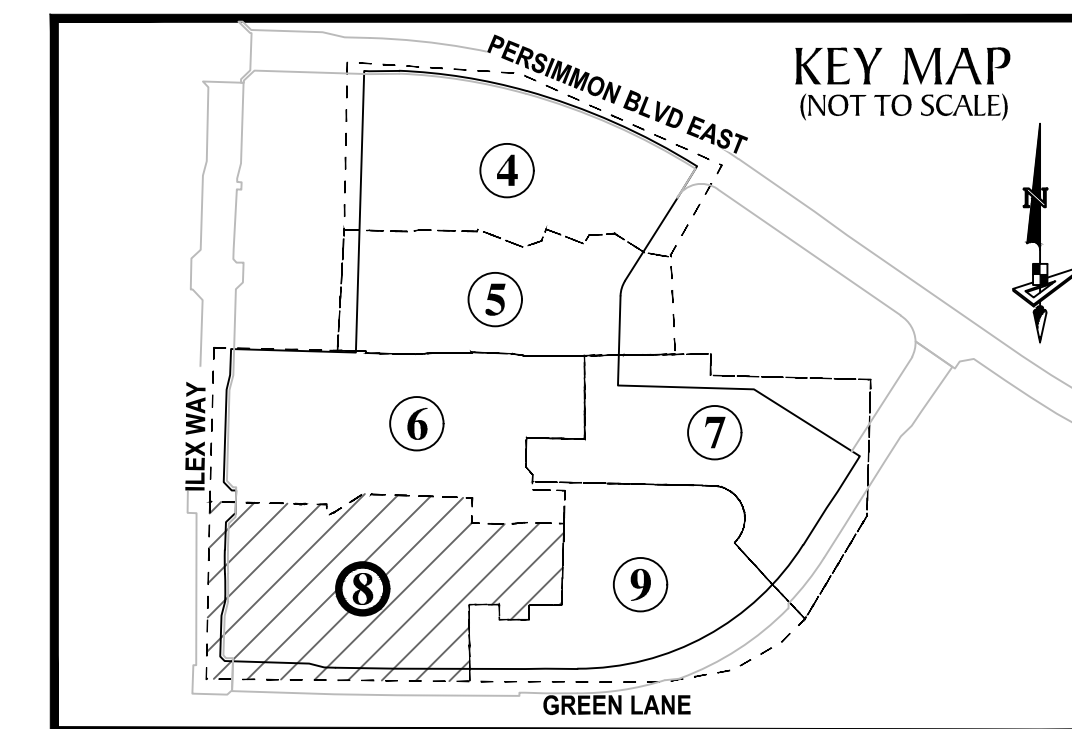
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LEGEND

- L.M.A.E. --- LAKE MAINTENANCE ACCESS EASEMENT
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 7-43-41 --- SECTION-TOWNSHIP-RANGE
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 FPM --- FOUND PERMANENT REFERENCE MONUMENT
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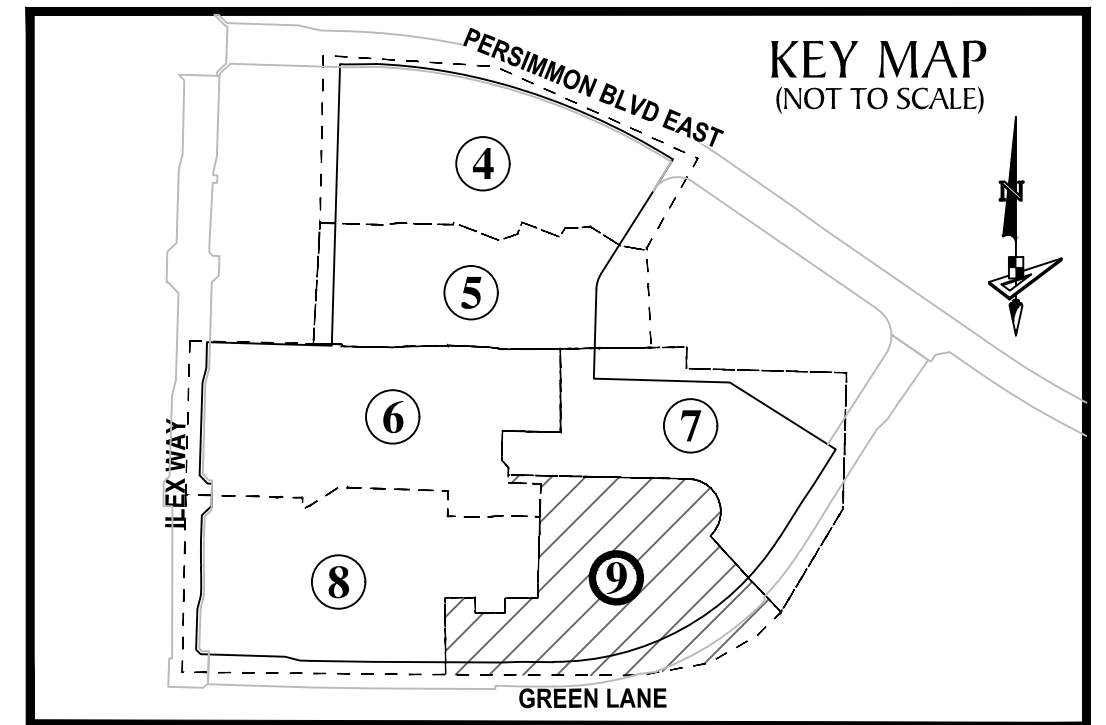
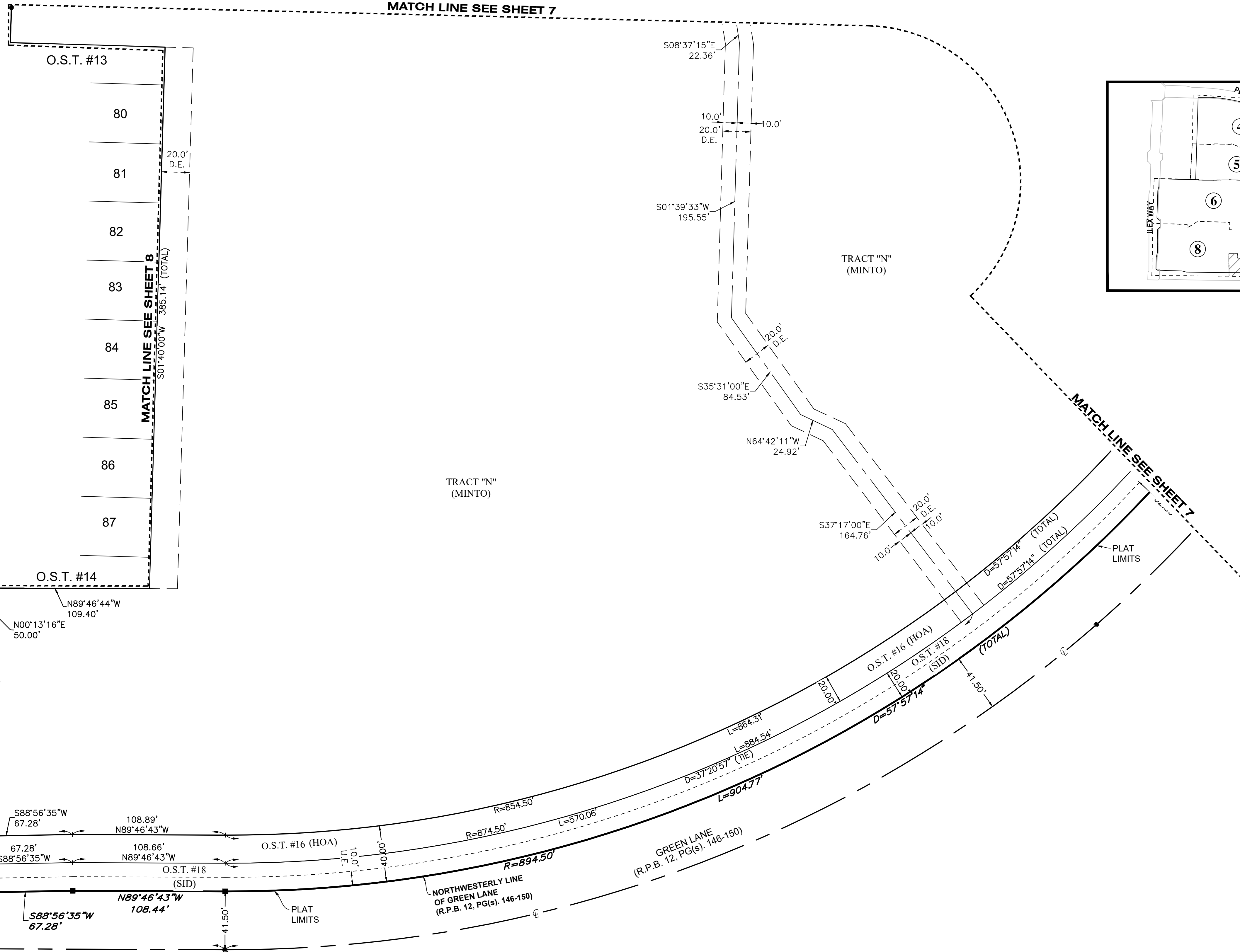
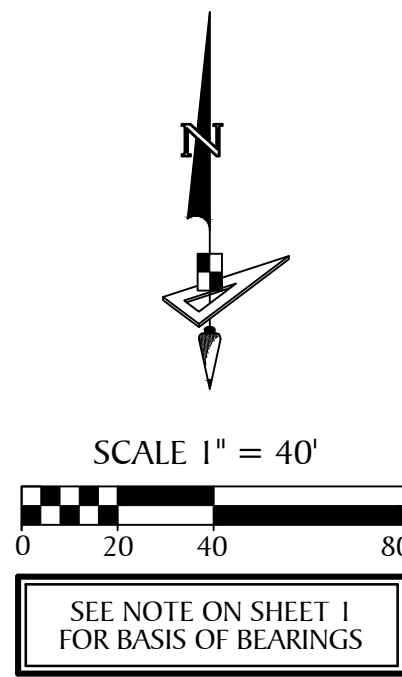


SKY COVE SOUTH - PHASE 1 A

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P.B.C. ----- PALM BEACH COUNTY	D ----- DELTA ANGLE		



RESOLUTION 2020-36

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

WHEREAS, Minto PBLH, LLC, a Florida Limited Liability Company, as the Applicant has requested approval for the Sky Cove South Phase 1A, (POD N) plat, described by metes and bounds, as a replat of a portion of Open Space Tract #1 and all of Open Space Tract #2, Ilex Way Phase II, Plat Book 128, Pages 22 through 25, inclusive, and a portion of Open Space Tract #1, Persimmon Boulevard East, Plat 2, Plat Book 128, Pages 16 through 19, inclusive both of the public records of Palm Beach County, Florida, together with a Portion of Section 12, Township 43 South, Range 40 East, in the City of Westlake, Palm Beach County, containing approximately 63.848 acres as described in Exhibit "A", attached hereto; and

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

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

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

WHEREAS, after careful review and consideration, the collective staff has determined that this application has complied with the Palm Beach County Unified Land Development Codes, the City's land development regulations and Florida law.

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

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

Section 2: The City Council for the City of Westlake hereby approves the final plat, "Exhibit B" and boundary survey, "Exhibit C" for the Sky Cove South, Phase 1A (POD N), as described in the attached Exhibit "A", containing approximately 63.848 acres, which is located in the City of Westlake, and in Palm Beach County, Florida.

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

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

PASSED AND APPROVED by City Council for the City of Westlake, on this day of December 14, 2020.

PUBLISHED on this 4th day of December 2020 in the Palm Beach Post.

City of Westlake
Roger Manning, Mayor

Zoie Burgess, City Clerk

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

SKY COVE SOUTH - PHASE 1 A

BEING A REPLAT OF A PORTION OF OPEN SPACE TRACT #1 AND ALL OF OPEN SPACE TRACT #2, ILEX WAY PHASE II, PLAT BOOK 128, PAGES 22 THROUGH 25, INCLUSIVE, AND A PORTION OF OPEN SPACE TRACT #1, PERSIMMON BOULEVARD EAST - PLAT 2, PLAT BOOK 128, PAGES 16 THROUGH 19, INCLUSIVE, BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH A PORTION OF SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA,

CITY OF WESTLAKE'S APPROVAL

THIS CERTIFIES THAT THIS PLAT HAS BEEN ACCEPTED AND APPROVED BY THE CITY COUNCIL FOR THE CITY OF WESTLAKE BY A RESOLUTION DULY ADOPTED BY THE CITY COUNCIL THIS _____ DAY OF _____ 2020, IN ACCORDANCE WITH 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, ROGER MANNING

TITLE CERTIFICATION

STATE OF FLORIDA
 COUNTY OF _____

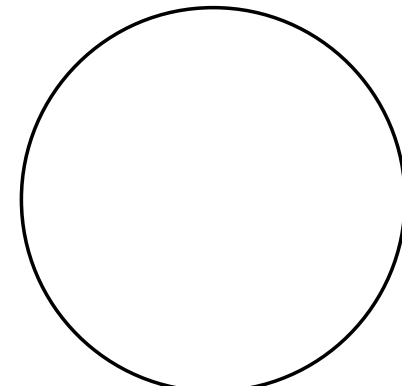
WE, FOUNDERS TITLE, A TITLE INSURANCE COMPANY, AS DULY AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN MINTO PBLH, LLC.; THAT THE CURRENT TAXES HAVE BEEN PAID; AND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

DATED: _____
 HARRY BINNIE, PRESIDENT, FOUNDERS TITLE

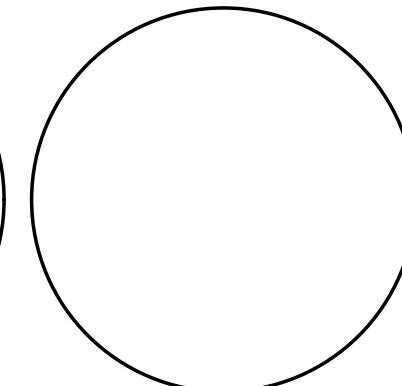
AREA TABULATION (IN ACRES)

SINGLE FAMILY LOTS (111 LOTS):	16.009
ROADWAY TRACT (TRACT "A"):	5.952
ROADWAY TRACT (TRACT "B"):	0.294
ROADWAY TRACT (TRACT "C"):	0.005
ROADWAY TRACT (TRACT "D"):	0.002
TRACT "N":	15.947
OPEN SPACE TRACT #1:	0.490
OPEN SPACE TRACT #2:	0.382
OPEN SPACE TRACT #3:	0.077
OPEN SPACE TRACT #4:	0.294
OPEN SPACE TRACT #5:	0.920
OPEN SPACE TRACT #6:	0.154
OPEN SPACE TRACT #7:	0.214
OPEN SPACE TRACT #8:	0.293
OPEN SPACE TRACT #9:	0.366
OPEN SPACE TRACT #10:	0.097
OPEN SPACE TRACT #11:	0.390
OPEN SPACE TRACT #12:	0.064
OPEN SPACE TRACT #13:	0.076
OPEN SPACE TRACT #14:	0.067
OPEN SPACE TRACT #15:	0.054
OPEN SPACE TRACT #16:	0.835
OPEN SPACE TRACT #17:	1.424
OPEN SPACE TRACT #18:	1.442
WATER MANAGEMENT TRACT #1:	3.094
WATER MANAGEMENT TRACT #2:	6.296
WATER MANAGEMENT TRACT #3:	3.569
WATER MANAGEMENT TRACT #4:	1.907
WATER MANAGEMENT TRACT #5:	3.134
TOTAL ACRES, MORE OR LESS:	63.848

MORTGAGEE'S JOINDER
AND CONSENT



CITY OF WESTLAKE
APPROVAL

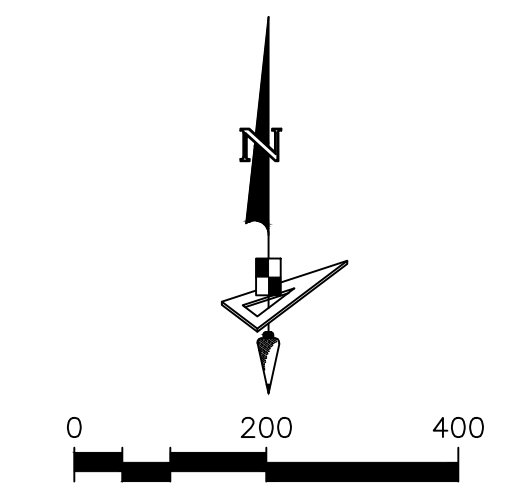
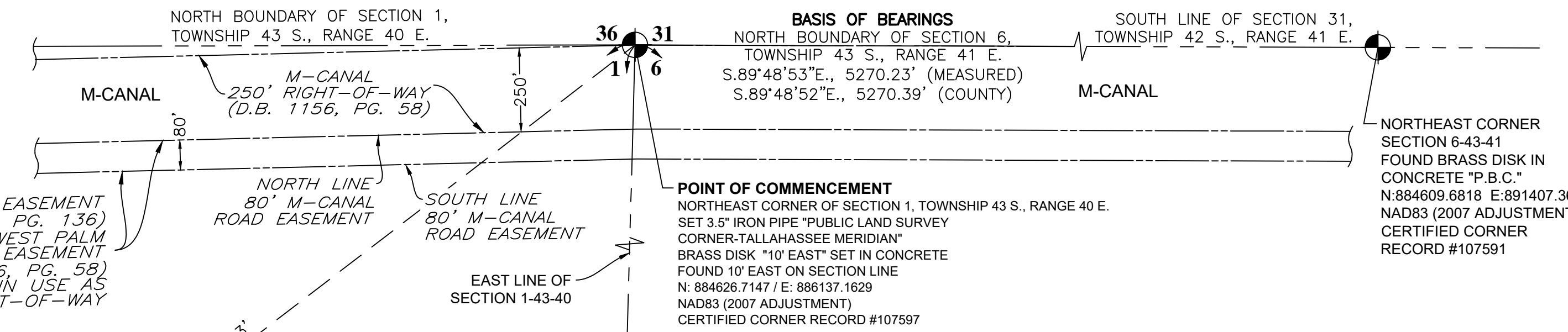


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 Licensed Business Number LB 7768

SKY COVE SOUTH - PHASE 1 A

BEING A REPLAT OF A PORTION OF OPEN SPACE TRACT #1 AND ALL OF OPEN SPACE TRACT #2, ILEX WAY PHASE II, PLAT BOOK 128, PAGES 22 THROUGH 25, INCLUSIVE, AND A PORTION OF OPEN SPACE TRACT #1, PERSIMMON BOULEVARD EAST - PLAT 2, PLAT BOOK 128, PAGES 16 THROUGH 19, INCLUSIVE, BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH A PORTION OF SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA,



SCALE: 1" = 200'
KEY SHEET
 NOTE: REFER TO THE FOLLOWING SHEETS OF THIS PLAT FOR DETAILED LABELING AND DIMENSIONING.

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

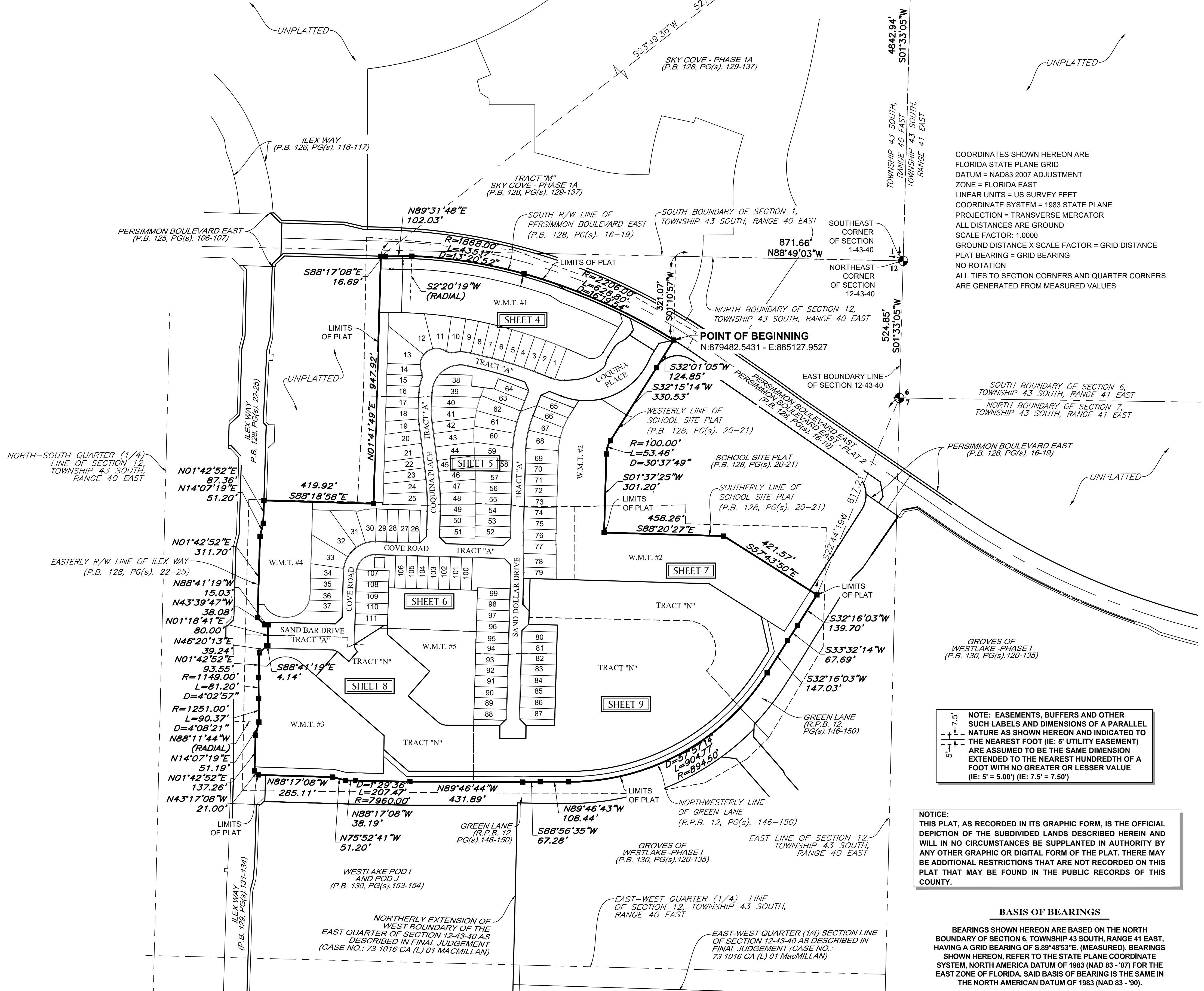
LEGEND

- P.O.B. ----- POINT OF BEGINNING
- P.O.C. ----- POINT OF COMMENCEMENT
- P.B. ----- PLAT BOOK
- D.B. ----- DEED 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
- R.P.B. ----- ROAD PLAT BOOK
- U.E. ----- UTILITY EASEMENT
- D.E. ----- DRAINAGE EASEMENT
- L.M.A.E. ----- LAKE MAINTENANCE ACCESS EASEMENT
- R.P.E. ----- RURAL PARKWAY EASEMENT
- 7-43-41 ----- SECTION-TOWNSHIP-RANGE
- R ----- RADIUS
- L ----- ARC LENGTH
- D ----- DELTA ANGLE
- CB ----- CHORD BEARING
- C ----- CHORD
- S.I.D. ----- SEMINOLE IMPROVEMENT DISTRICT
- R/W ----- RIGHT-OF-WAY
- @ ----- CENTER LINE OF ROAD
- (R) ----- RADIAL
- (NR) ----- NON-RADIAL
- PRM ----- PERMANENT REFERENCE MONUMENT
- R.P.E. ----- RURAL PARKWAY EASEMENT
- HOA ----- HOMEOWNERS ASSOCIATION
- PRM ----- PERMANENT REFERENCE MONUMENT
- ----- PERMANENT CONTROL POINT
- ----- FOUND PERMANENT REFERENCE MONUMENT
- ----- SET 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 7768"

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")

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.

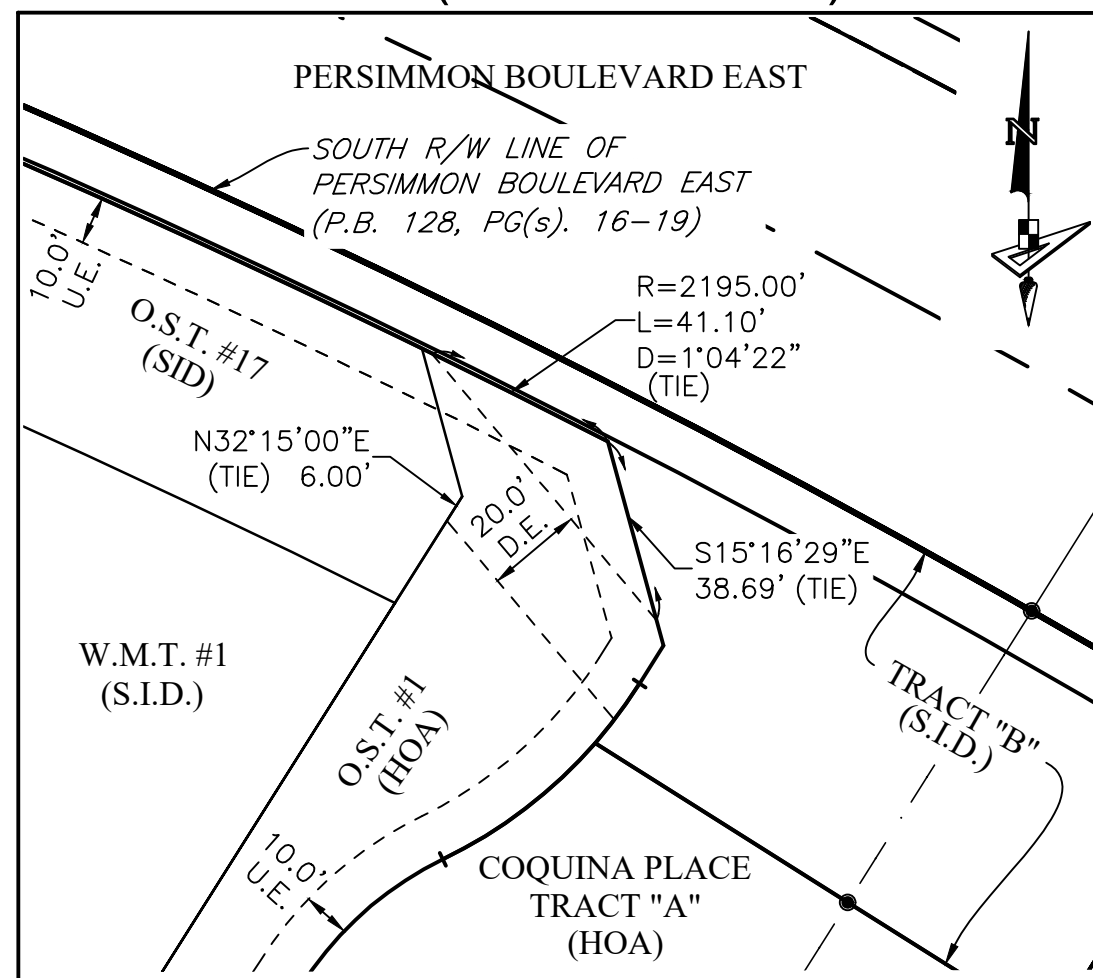
BASIS OF BEARINGS
 BEARINGS SHOWN HEREON ARE BASED ON THE NORTH BOUNDARY OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, HAVING A GRID BEARING OF S.89°48'53"E. (MEASURED). BEARINGS SHOWN HEREON, REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICA DATUM OF 1983 (NAD 83 - '07) FOR THE EAST ZONE OF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



SKY COVE SOUTH - PHASE 1 A

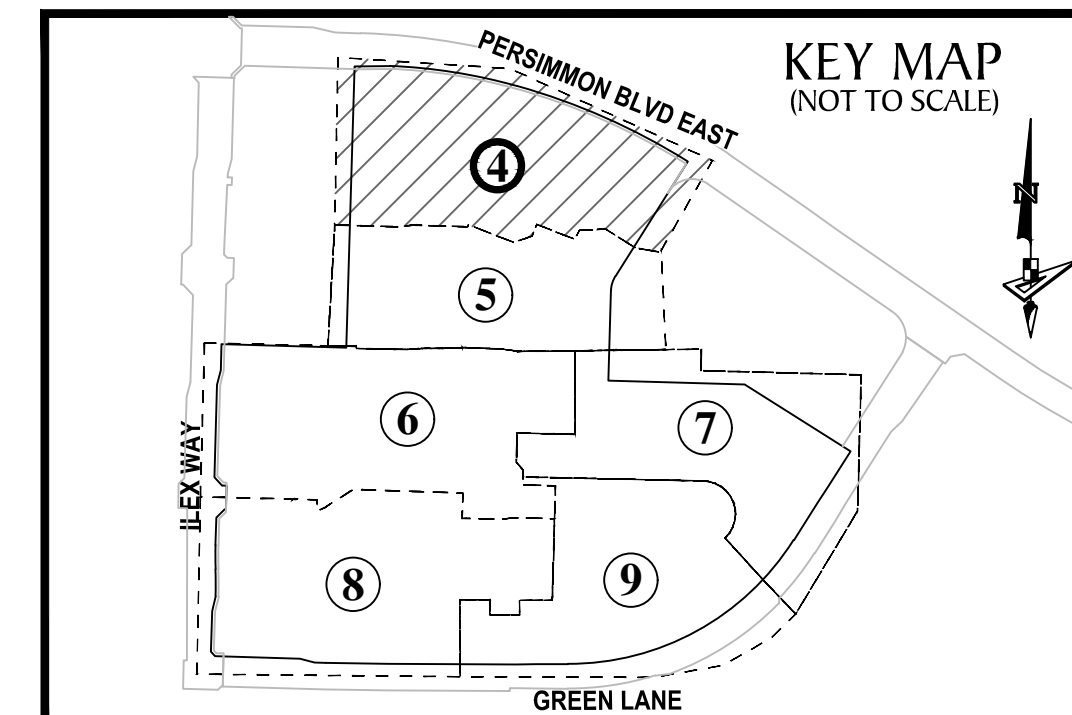
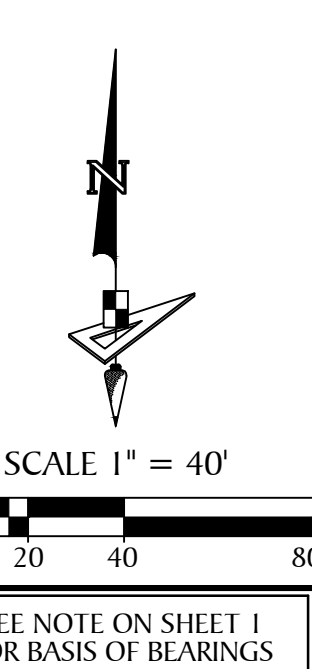
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DETAIL "A" (SCALE:1"=40')

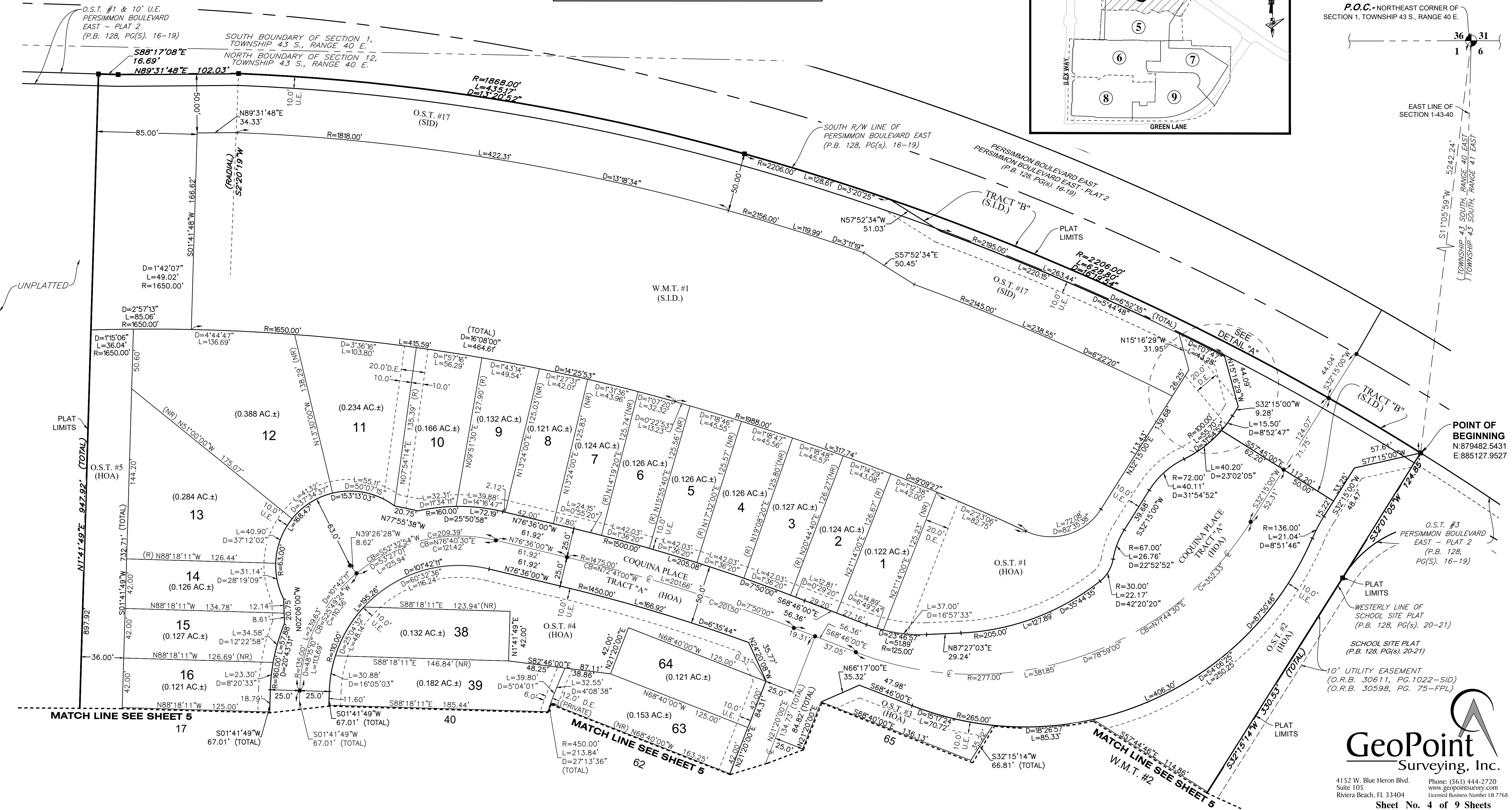


LEGEND

- P.O.B. ----- POINT OF BEGINNING
- P.O.C. ----- POINT OF COMMENCEMENT
- P.B. ----- PLAT BOOK
- D.B. ----- DEED 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
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- L.M.A.E. ----- LAKE MAINTENANCE ACCESS EASEMENT
- R.P.E. ----- RURAL PARKWAY EASEMENT
- 7-43-41 ----- SECTION-TOWNSHIP-RANGE
- R ----- RADIUS
- L ----- ARC LENGTH
- D ----- DELTA ANGLE
- CB ----- CHORD BEARING
- C ----- CHORD
- S.I.D. ----- SEMINOLE IMPROVEMENT DISTRICT
- R/W ----- RIGHT-OF-WAY
- CL ----- CENTER LINE OF ROAD
- (R) ----- RADIAL
- (NR) ----- NON-RADIAL
- PRM ----- PERMANENT REFERENCE MONUMENT
- R.P.E. ----- RURAL PARKWAY EASEMENT
- HOA ----- HOMEOWNERS ASSOCIATION
- PRM ----- PERMANENT REFERENCE MONUMENT
- ----- PERMANENT CONTROL POINT
- ----- FOUND PERMANENT REFERENCE MONUMENT
- ----- SET 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 7768"



P.O.C. - NORTHEAST CORNER OF SECTION 1, TOWNSHIP 43 S., RANGE 40 E.



GeoPoint
Surveying, Inc.

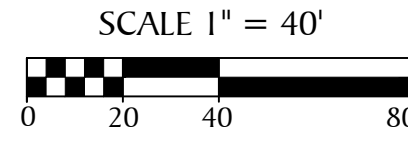
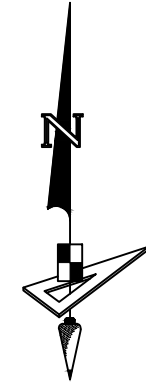
4152 W. Blue Heron Blvd.
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Sheet No. 4 of 9 Sheets

SKY COVE SOUTH - PHASE 1 A

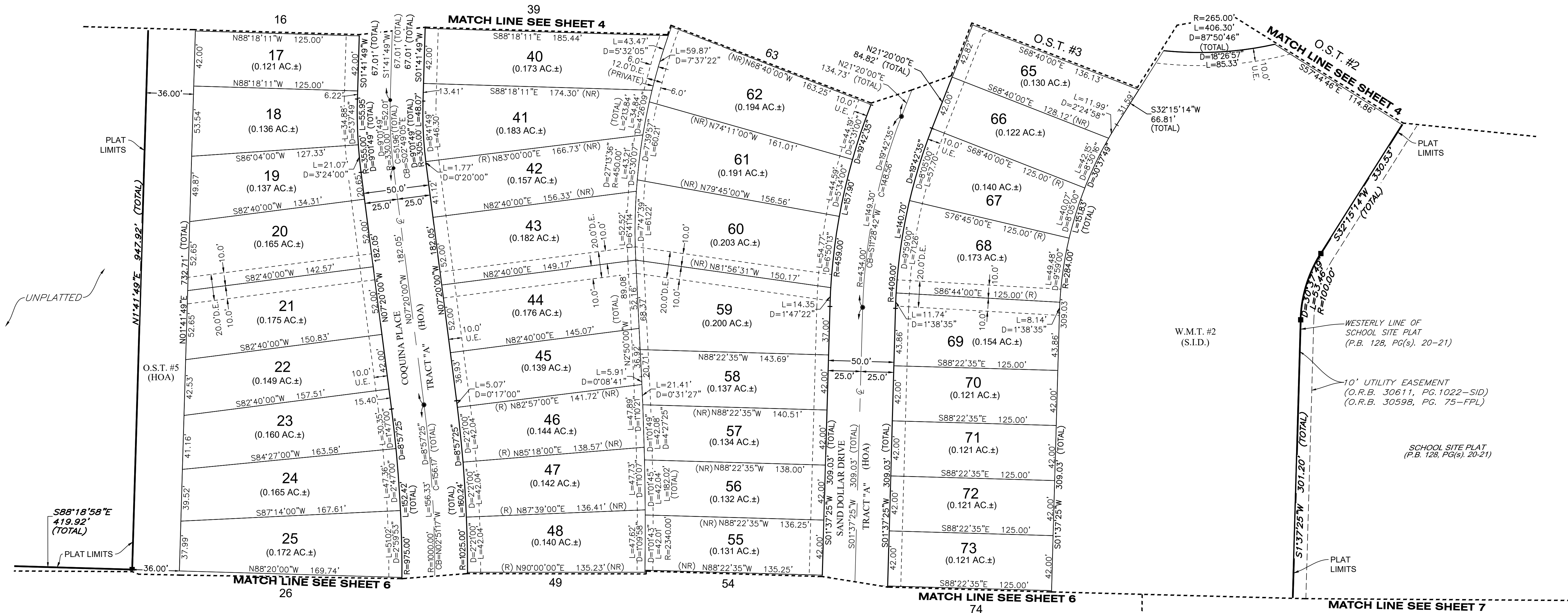
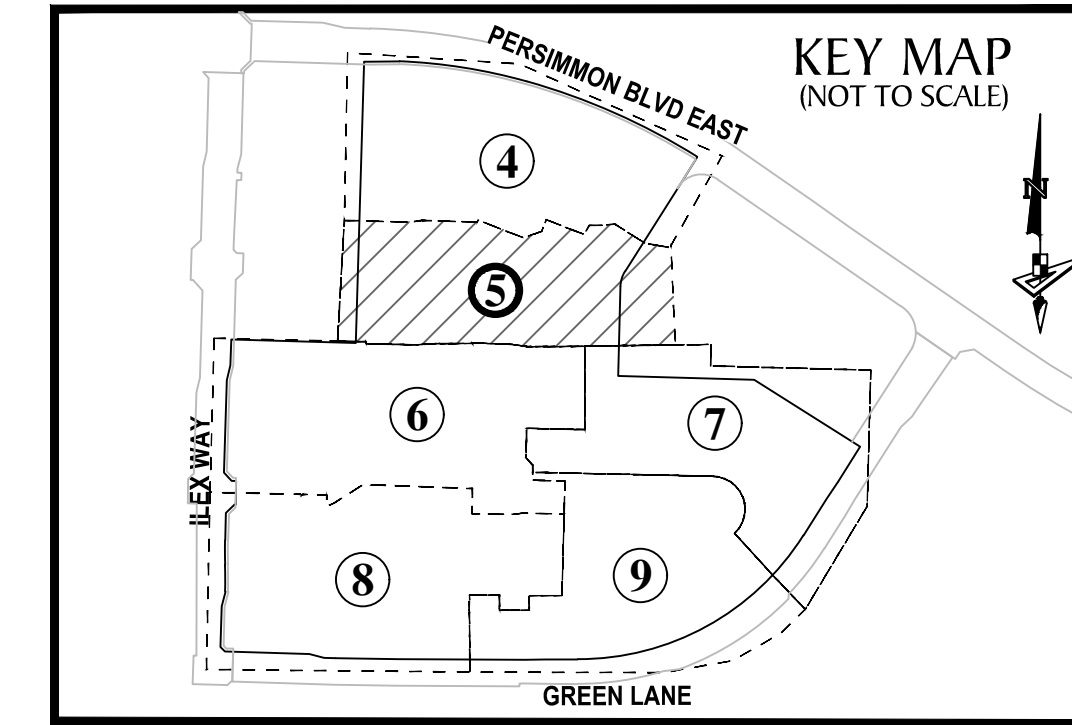
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SEE NOTE ON SHEET 1 FOR BASIS OF BEARINGS

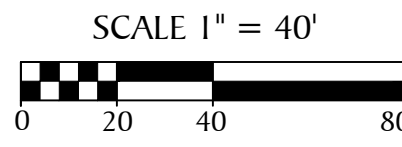
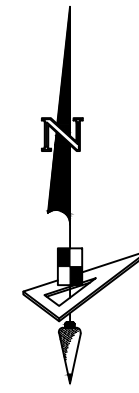
LEGEND

P.O.B. ----- POINT OF BEGINNING	R.P.B. ----- ROAD PLAT BOOK	CB ----- CHORD BEARING	P.R.E. ----- RURAL PARKWAY EASEMENT
P.O.C. ----- POINT OF COMMENCEMENT	U.E. ----- UTILITY EASEMENT	C ----- CHORD	(NR) ----- NON-RADIAL
P.B. ----- PLAT BOOK	D.E. ----- DRAINAGE EASEMENT	S.I.D. ----- SEMINOLE IMPROVEMENT DISTRICT	HOA ----- HOMEOWNERS ASSOCIATION
D.B. ----- DEED BOOK	L.M.A.E. ----- LAKE MAINTENANCE ACCESS EASEMENT	R/W ----- RIGHT-OF-WAY	PRM ----- PERMANENT REFERENCE MONUMENT
PG./PG(s) ----- PAGE(S)	R.P.E. ----- RURAL PARKWAY EASEMENT	CL ----- CENTER LINE OF ROAD	● ----- PERMANENT CONTROL POINT
NAD ----- NORTH AMERICAN DATUM	7-43-41 ----- SECTION-TOWNSHIP-RANGE	(R) ----- RADIAL	□ ----- FOUND PERMANENT REFERENCE MONUMENT
W.M.T. ----- WATER MANAGEMENT TRACT	R ----- RADIUS	(NR) ----- NON-RADIAL	■ ----- SET 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 7768"
O.S.T. ----- OPEN SPACE TRACT	L ----- ARC LENGTH	PRM ----- PERMANENT REFERENCE MONUMENT	
P.B.C. ----- PALM BEACH COUNTY	D ----- DELTA ANGLE		

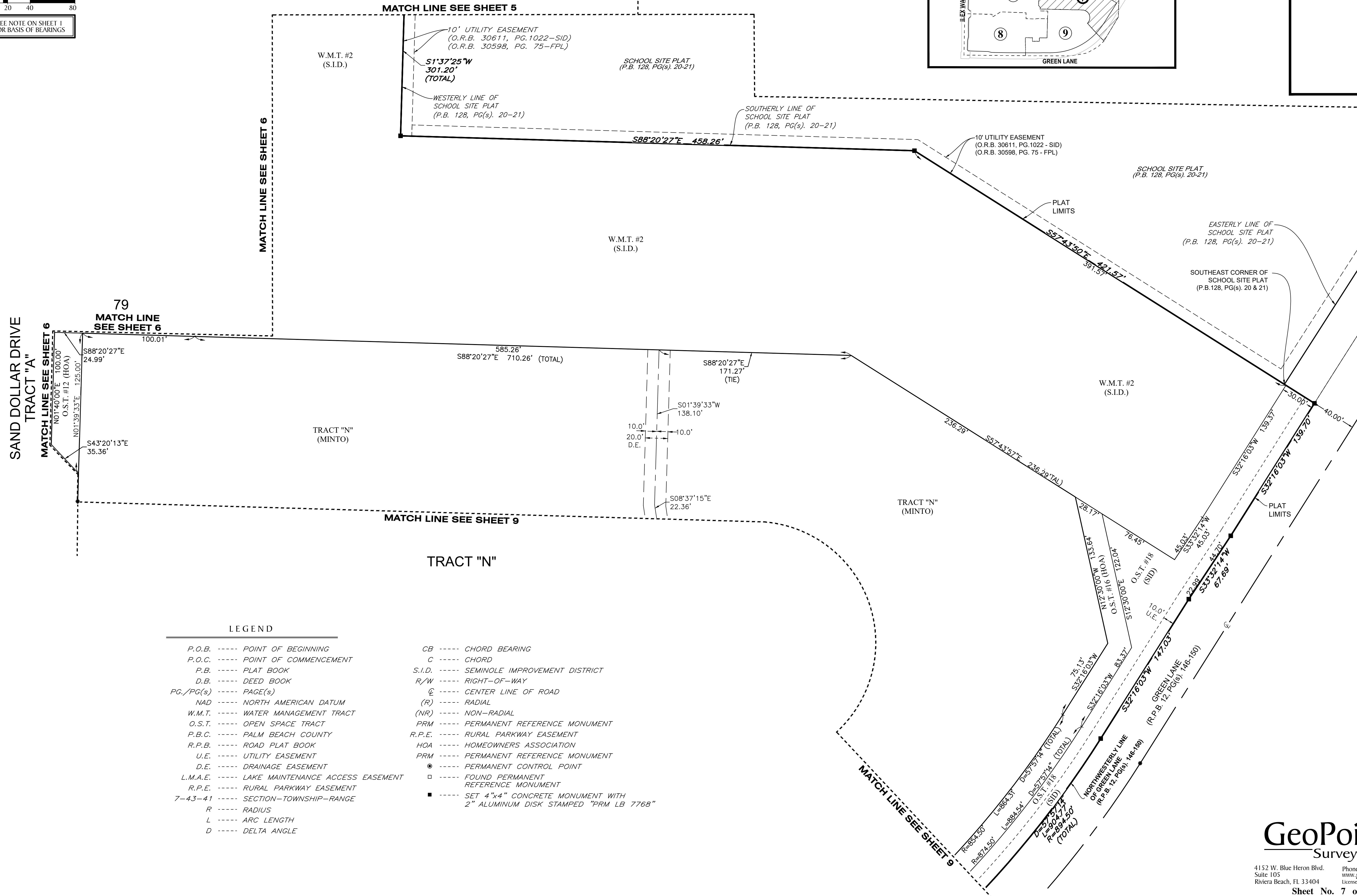
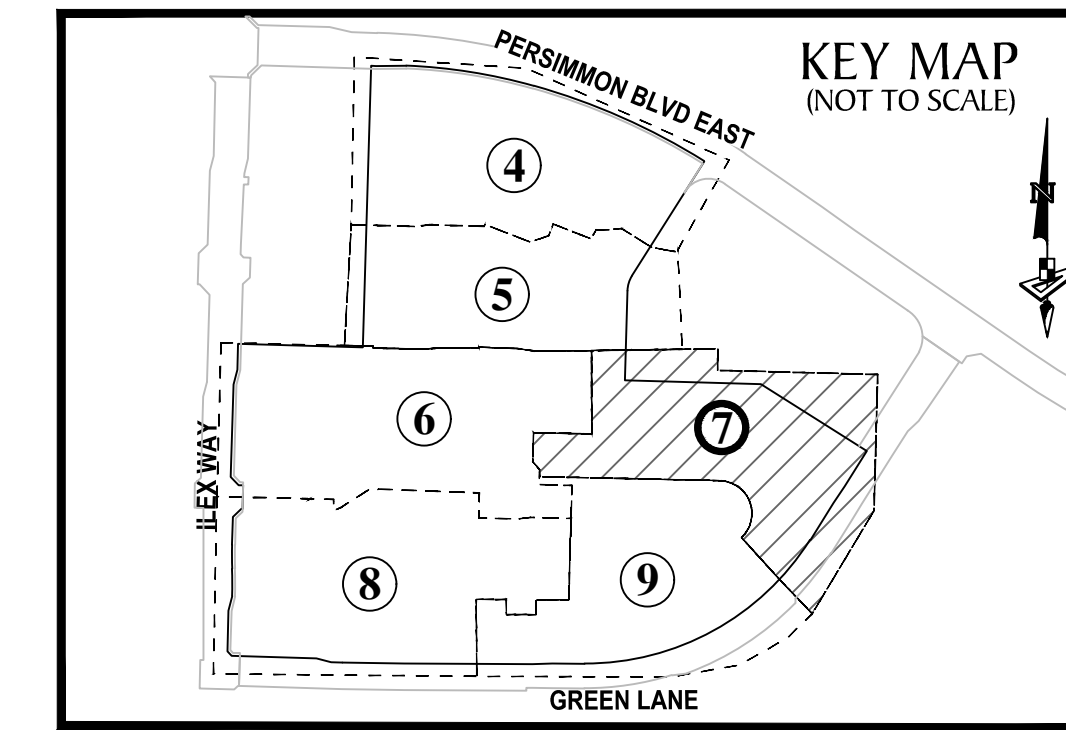


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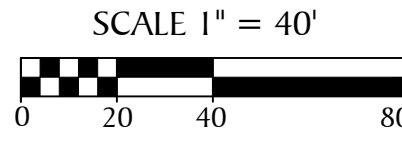
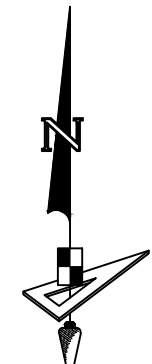
- | | |
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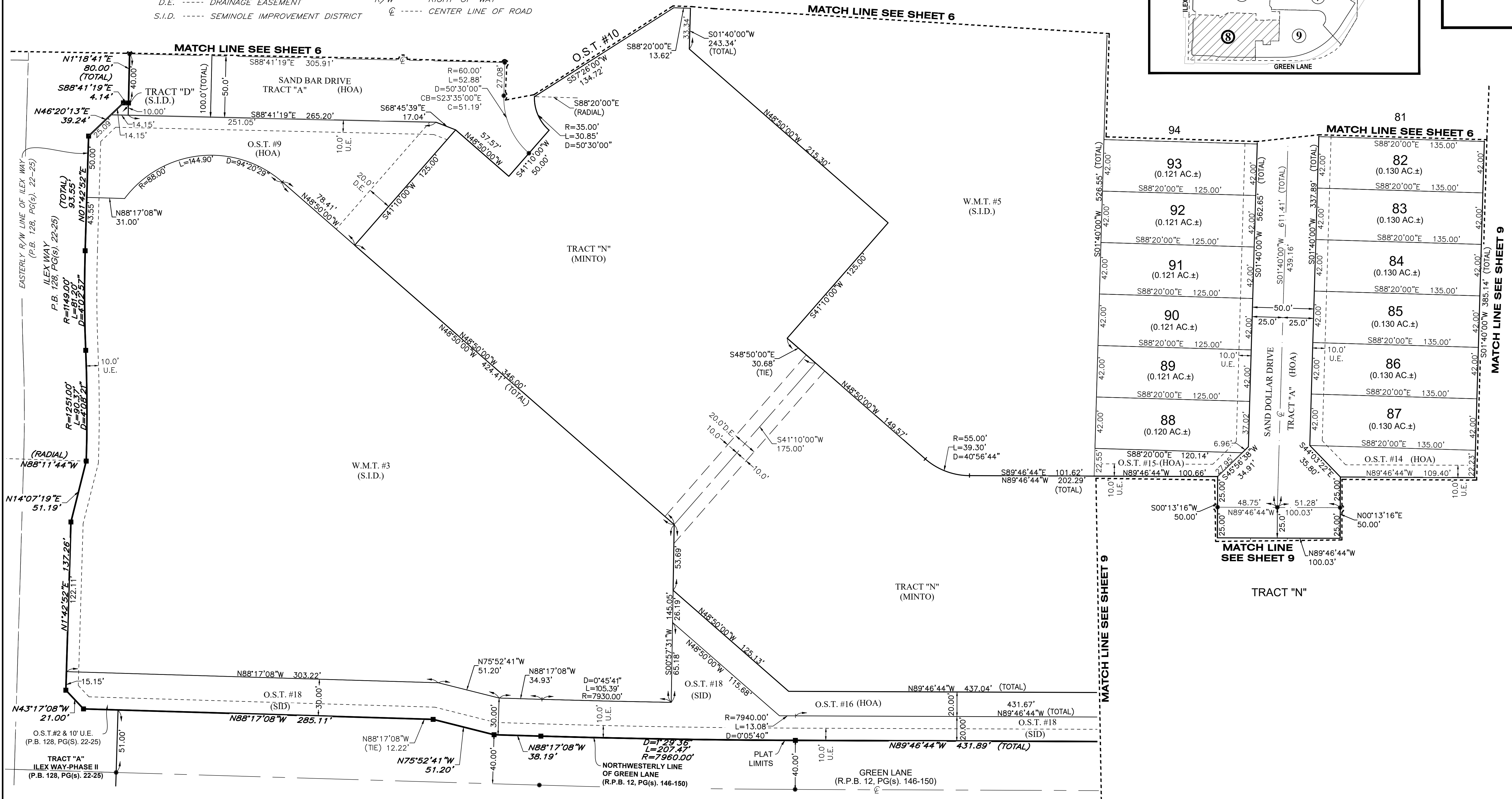
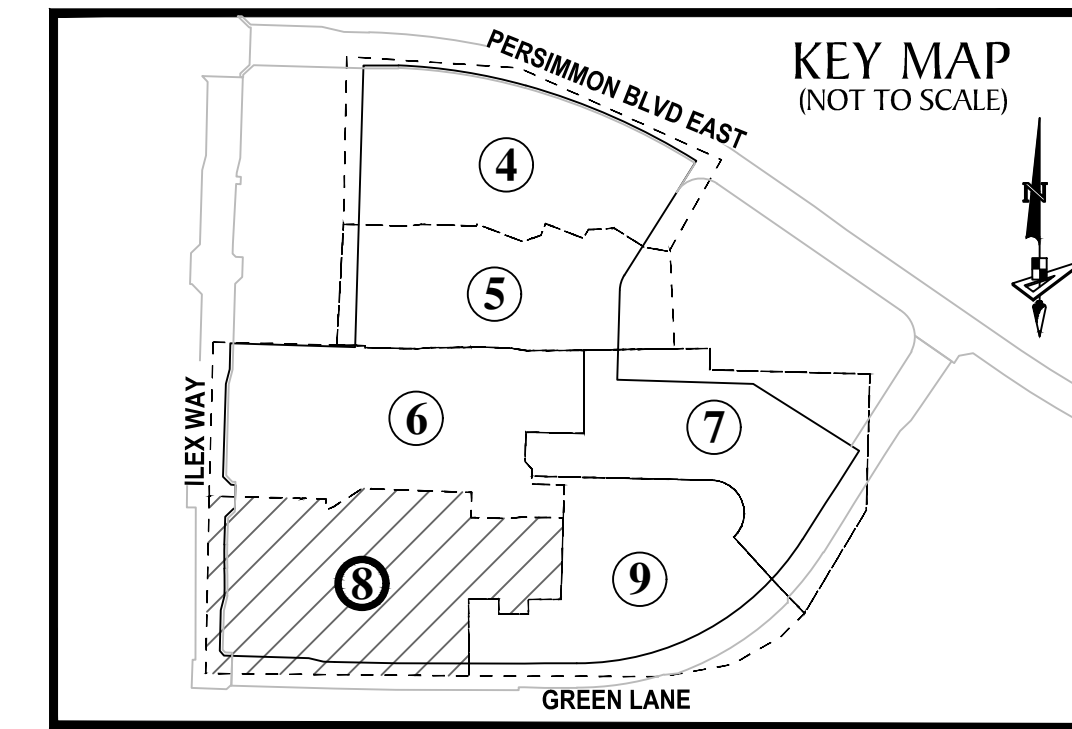
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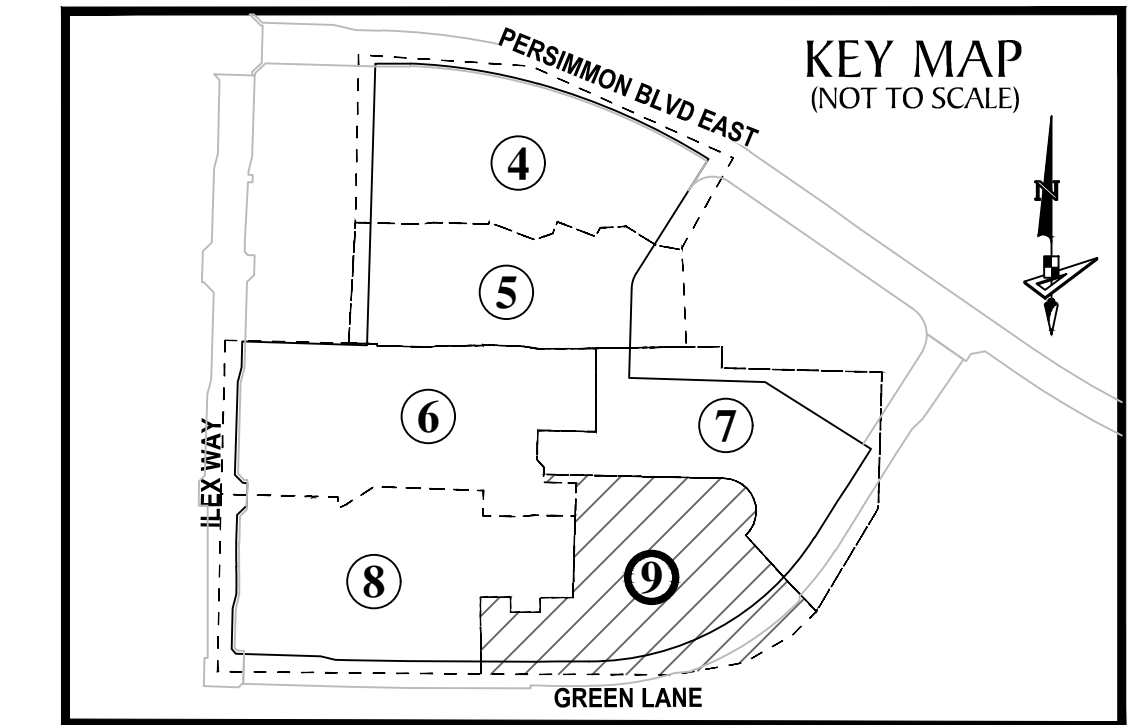
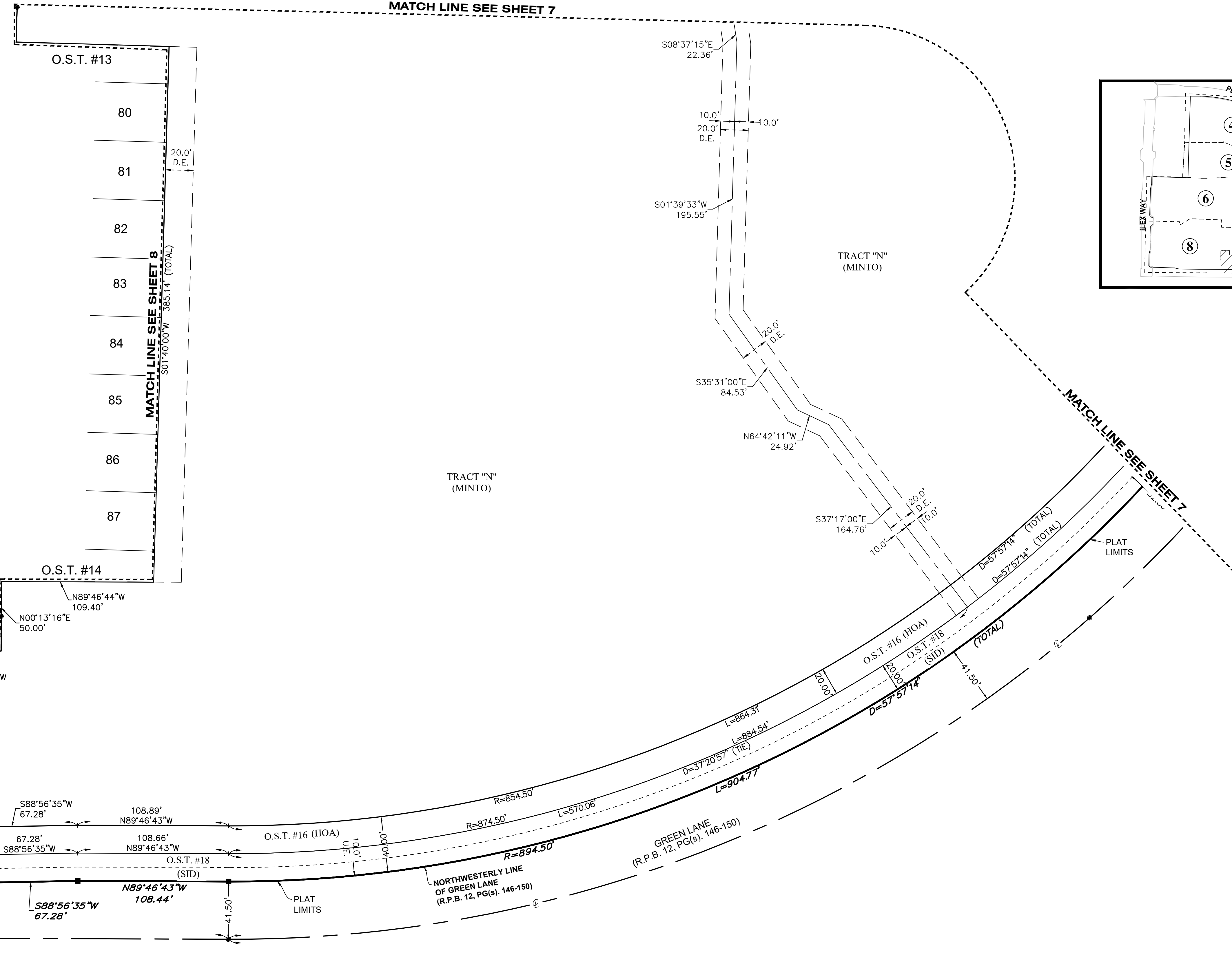
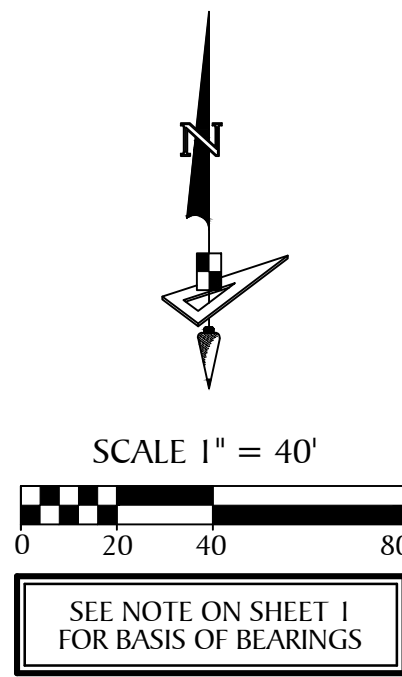
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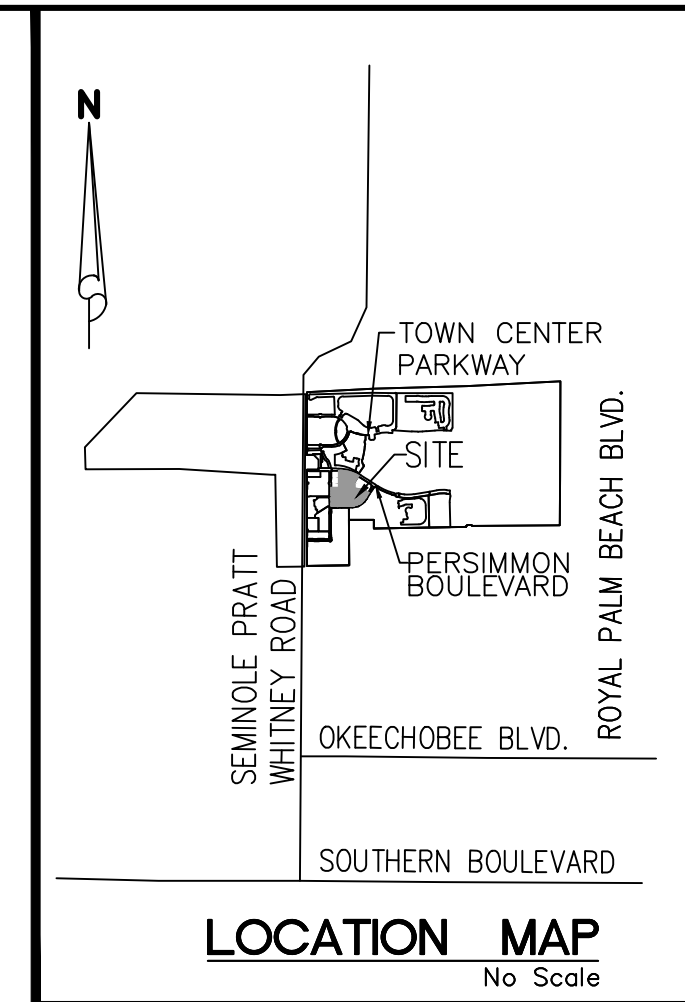
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LEGEND

- | | | | |
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| O.S.T. --- OPEN SPACE TRACT | L --- ARC LENGTH | PRM --- PERMANENT REFERENCE MONUMENT | |
| P.B.C. --- PALM BEACH COUNTY | D --- DELTA ANGLE | | |





DESCRIPTION

COMMENCE AT THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, THENCE S.01°33'05"W, ALONG THE EAST BOUNDARY LINE OF SAID SECTION 1, A DISTANCE OF 4842.94 FEET TO THE NORTHEAST CORNER OF SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST; THENCE N.88°49'03"W, ALONG THE NORTH LINE OF SAID SECTION 12, A DISTANCE OF 871.66 FEET; THENCE S.01°10'57"W, A DISTANCE OF 321.07 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE PERSIMMON BOULEVARD EAST, AS SHOWN ON PERSIMMON BOULEVARD EAST - PLAT 2, RECORDED IN PLAT BOOK 128, PAGE 16, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND THE **POINT OF BEGINNING**; THENCE S.32°01'05"W, A DISTANCE OF 124.85 FEET TO A POINT ON THE BOUNDARY OF SCHOOL SITE PLAT, AS RECORDED IN PLAT BOOK 128, PAGE 20, OF SAID PUBLIC RECORDS; THENCE THE FOLLOWING COURSES BEING ALONG THE WESTERLY AND SOUTHERLY LINE OF SAID PLAT; THENCE S.32°15'14"W, A DISTANCE OF 330.53 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, WITH A RADIUS OF 100.00 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30°37'49", A DISTANCE OF 53.46 FEET; THENCE S.01°37'25"W, A DISTANCE OF 301.20 FEET; THENCE S.88°20'27"E, A DISTANCE OF 458.26 FEET; THENCE S.57°43'50"E, A DISTANCE OF 421.57 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF GREEN LANE, AS RECORDED IN ROAD PLAT BOOK 12, PAGES 146 THROUGH 150, INCLUSIVE, OF SAID PUBLIC RECORDS; THENCE S.32°16'03"W, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF GREEN LANE, A DISTANCE OF 139.70 FEET; THENCE S.33°32'14"W, A DISTANCE OF 67.69 FEET; THENCE S.32°16'03"W, A DISTANCE OF 147.03 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 894.50 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 57°57'14", A DISTANCE OF 904.77 FEET; THENCE N.89°46'43"W, A DISTANCE OF 108.44 FEET; THENCE S.88°56'35"W, A DISTANCE OF 67.28 FEET; THENCE N.89°46'44"W, A DISTANCE OF 431.89 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, WITH A RADIUS OF 7960.00 FEET; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°29'36", A DISTANCE OF 207.47 FEET; THENCE N.88°17'08"W, A DISTANCE OF 38.19 FEET; THENCE N.75°52'41"W, A DISTANCE OF 51.20 FEET; THENCE N.88°17'08"W, A DISTANCE OF 285.11 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF ILEX WAY, AS SHOWN ON THE PLAT OF ILEX WAY PHASE II, AS RECORDED IN PLAT BOOK 128, PAGES 22 THROUGH 25, INCLUSIVE, OF SAID PUBLIC RECORDS; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THROUGH THE FOLLOWING FOURTEEN (14) COURSES: 1) THENCE N.43°17'08"W, A DISTANCE OF 21.00 FEET; 2) THENCE N.01°42'52"E, A DISTANCE OF 137.26 FEET; 3) THENCE N.14°07'19"E, A DISTANCE OF 51.19 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE WEST, WITH A RADIUS OF 1251.00 FEET, AND A RADIAL BEARING OF N.88°11'44"W, AT SAID INTERSECTION; 4) THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°08'21", A DISTANCE OF 90.37 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE EAST, WITH A RADIUS OF 1149.00 FEET; 5) THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH AS CENTRAL ANGLE OF 04°02'57", A DISTANCE OF 81.20 FEET; 6) THENCE N.01°42'52"E, A DISTANCE OF 93.55 FEET; 7) THENCE N.46°20'13"E, A DISTANCE OF 39.24 FEET; 8) THENCE S.88°41'19"E, A DISTANCE OF 4.14 FEET; 9) THENCE N.01°18'41"E, A DISTANCE OF 80.00 FEET; 10) THENCE N.88°41'19"W, A DISTANCE OF 15.03 FEET; 11) THENCE N.43°39'47"W, A DISTANCE OF 38.08 FEET; 12) THENCE N.01°42'52"E, A DISTANCE OF 311.70 FEET; 13) THENCE N.14°07'19"E, A DISTANCE OF 51.20 FEET; 14) THENCE N.01°42'52"E, A DISTANCE OF 87.36 FEET; THENCE S.88°18'58"E, A DISTANCE OF 419.92 FEET; THENCE N.01°41'49"E, A DISTANCE OF 947.92 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF PERSIMMON BOULEVARD EAST, AS SHOWN ON PERSIMMON BOULEVARD EAST-PLAT 2, AS RECORDED IN PLAT BOOK 128, PAGE 16, OF SAID PUBLIC RECORDS; THENCE THE FOLLOWING COURSES BEING ALONG SAID SOUTH RIGHT-OF-WAY; THENCE S.88°17'08"E, A DISTANCE OF 16.69 FEET; THENCE N.89°31'48"E, A DISTANCE OF 102.03 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTH, WITH A RADIUS OF 1868.00 FEET, AND A RADIAL BEARING OF S.02°20'19"W, AT SAID INTERSECTION; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°20'57", A DISTANCE OF 435.17 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 2206.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°19'54", A DISTANCE OF 628.80 FEET TO THE **POINT OF BEGINNING**.
CONTAINING: 2,781,218 SQUARE FEET OR 63.848 ACRES, MORE OR LESS.

SURVEYOR'S NOTES:

- EASEMENTS, RIGHTS-OF-WAYS, SET BACK LINES, RESERVATIONS, AGREEMENTS AND OTHER SIMILAR MATTERS TAKEN FROM OWNERSHIP AND ENCUMBRANCE REPORT PREPARED BY FOUNDERS TITLE, DATED MAY 11, 2018.
- THIS SURVEY IS LIMITED TO ABOVE GROUND VISIBLE IMPROVEMENTS ALONG AND NEAR THE BOUNDARY LINES, AND THAT NOTHING BELOW THE GROUND WAS LOCATED INCLUDING, BUT NOT LIMITED TO FOUNDATIONS (FOOTINGS), UTILITIES, ETC. (INTERIOR OCCUPATION NOT LOCATED).
- BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON THE NORTH BOUNDARY OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, HAVING A GRID BEARING OF S.89°48'33"E. THE GRID BEARINGS, AS SHOWN HEREON, REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICA DATUM OF 1983 (NAD 83 - '07) FOR THE EAST ZONE OF FLORIDA. SAID BASIS OF BEARING IS THE SAME IN THE NORTH AMERICAN DATUM OF 1983 (NAD 83 - '90).
- THE SUBJECT PROPERTY LIES WITHIN THE CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, WHERE THE FLOOD ZONE IS UNDETERMINED AT THE TIME OF THIS SURVEY.
- THIS SURVEY IS BASED ON PREVIOUS FIELD SURVEYS, DOCUMENTS OF RECORD, FOUND MONUMENTS, EXHIBITS, AND HISTORICALLY USED CORNERS, AS WELL AS THE LEGAL DESCRIPTION SHOWN HEREON. IMPROVEMENTS LIKE UTILITIES UNDER CONSTRUCTION ARE NOT LOCATED FOR THE PURPOSE OF SHOWING THE BOUNDARY OF A PROPOSED PLAT.
 THE FOLLOWING ARE REFERENCE SURVEYS USED IN DETERMINING THE BOUNDARY LOCATION FOR CALLERY JUDGE GROVES:
 a) THE 'M' CANAL ROAD RIGHT OF WAY MAP, RECORDED IN ROAD PLAT BOOK 6, PAGE 136.
 b) BOUNDARY SURVEY OF RESIDENTIAL AT CALLERY JUDGE GROVES, PREPARED BY LIDBERG LAND SURVEYING, INC. (JOB NO.: 04-106-101C), DATED OCTOBER 5, 2007.
 c) SKETCH OF SURVEY, PREPARED BY S.P. MUSICK, DATED MARCH 5, 1965.
 6) ALL BEARINGS AND DISTANCES (UNITED STATES SURVEY FEET) AS SHOWN HEREON ARE AS DESCRIBED AND MEASURED UNLESS OTHERWISE NOTED. MEASUREMENTS MADE ARE TO THE ACCURACY STANDARD OF SUBURBAN OR 1 FOOT IN 7500 FEET.
- SID AND SWCD EASEMENTS WITHIN BOUNDARY HAVE BEEN RELEASE PER O.R. 28084, PG. 0985.

EASEMENTS AND OTHER MATTERS AFFECTING TITLE:

- TERMS, CONDITIONS, RIGHTS AND RESERVATIONS CONTAINED IN THAT AGREEMENT BETWEEN WEST PALM BEACH WATER COMPANY AND INDIAN TRAIL RANCH, INC., RECORDED SEPTEMBER 25, 1966, IN OFFICIAL RECORDS BOOK 1156, PAGE 36 AND THAT DEED BETWEEN INDIAN TRAIL RANCH, INC. AND THE CITY OF WEST PALM BEACH, RECORDED IN OFFICIAL RECORDS BOOK 1156, PAGE 58, TOGETHER WITH AND AFFECTED BY ASSIGNMENT, RECORDED IN OFFICIAL RECORDS BOOK 1854, PAGE 1826 AND AGREEMENT BETWEEN CITY OF WEST PALM BEACH AND CITY NATIONAL BANK OF MIAMI BEACH, TRUSTEE, RECORDED IN OFFICIAL RECORDS BOOK 1854, PAGE 1838, THAT ASSIGNMENT, RECORDED IN OFFICIAL RECORDS BOOK 8405, PAGE 1104 AND BY DEED RECORDED IN OFFICIAL RECORDS BOOK 1854, PAGE 1803, QUIT CLAIM DEED AND AGREEMENT FOR RESERVATION OF RIGHTS, RECORDED IN OFFICIAL RECORDS BOOK 14742, PAGE 1196, AND PARTIAL RELEASE OF EASEMENTS AND RESERVATIONS OF RIGHTS, RECORDED FEBRUARY 3, 2016, IN OFFICIAL RECORDS BOOK 28084, PAGE 985, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- INTERLOCAL AGREEMENT BETWEEN PALM BEACH COUNTY AND THE SEMINOLE IMPROVEMENT DISTRICT, RECORDED APRIL 26, 2006, IN OFFICIAL RECORDS BOOK 20252, PAGE 184, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- MATTERS AS CONTAINED ON THAT CERTAIN PLAT OF TOWN CENTER PARKWAY NORTH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 123, PAGE 106, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- RECORDED NOTICE OF ENVIRONMENTAL RESOURCE PERMIT BY SOUTH FLORIDA WATER MANAGEMENT DISTRICT, RECORDED AUGUST 13, 2015, IN OFFICIAL RECORDS BOOK 27737, PAGE 15, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- NOTICE OF WESTLAKE COMMUNITY FOUNDATION FEE, RECORDED JANUARY 16, 2018, IN OFFICIAL RECORDS BOOK 29588, PAGE 1066 AND CORRECTIVE WESTLAKE COMMUNITY FOUNDATION FEE, RECORDED JANUARY 24, 2018, IN OFFICIAL RECORDS BOOK 29609, PAGE 1177, BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- DECLARATION OF RESTRICTIONS, COVENANTS, AND EASEMENTS FOR WESTLAKE RESIDENCES, RECORDED JANUARY 16, 2018, IN OFFICIAL RECORDS BOOK 29588, PAGE 766, TOGETHER WITH FIRST AMENDMENT TO DECLARATION, RECORDED MAY 1, 2018, IN OFFICIAL RECORDS BOOK 29818, PAGE 284, BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- COLLATERAL ASSIGNMENT OF DECLARANT RIGHTS BY AND BETWEEN MINTO PBLH, LLC AND WELLS FARGO BANK, NATIONAL ASSOCIATION, RECORDED JANUARY 25, 2018, IN OFFICIAL RECORDS BOOK 29611, PAGE 673, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. TO THE PERSON(S) EXPRESSLY IDENTIFIED BY NAME IN THE PROPERTY INFORMATION REPORT AS THE RECIPIENT(S) OF THE PROPERTY INFORMATION REPORT.

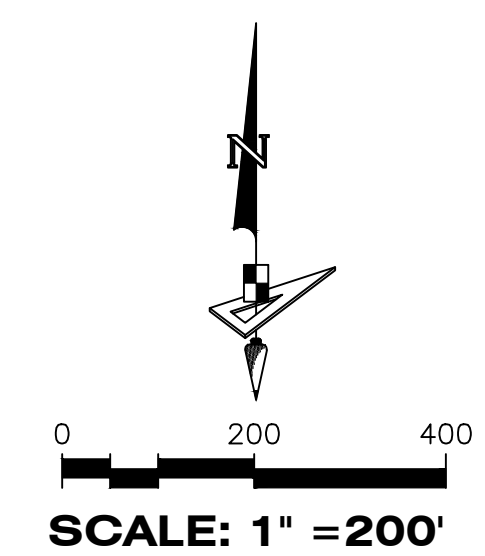
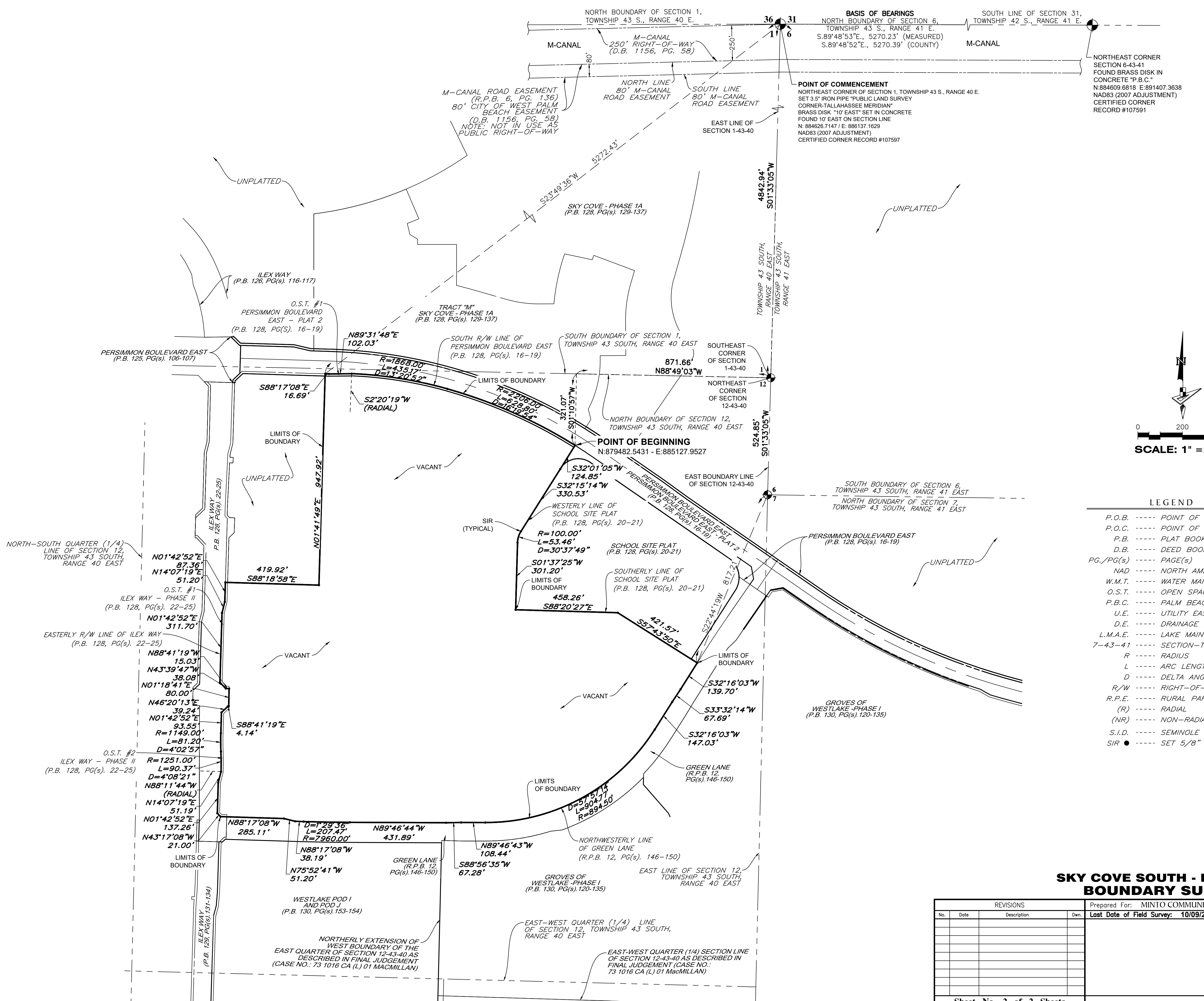
**SKY COVE SOUTH - PHASE 1A
BOUNDARY SURVEY**

REVISIONS				Prepared For: MINTO COMMUNITIES, LLC
No.	Date	Description	Dwn.	Last Date of Field Survey: 10/09/20
				SURVEYOR'S CERTIFICATE This certifies that a survey of the hereon described property was made under my supervision and meets the Standards of Practice set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17.050, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes. Luis J. Ortiz FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS7006 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER



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

Drawn: SAB Date: 10-08-2020 Data File: WESTLAKE SKYCOVE SOUTH - PH 1A
 Check: GAR P.C.: DC-9 Field Book: 2020/30w-28
 Section: 12 Twn. 43S Rng. 40E Job #: SKY COVE SOUTH-PH1A_E



LEGEND

- P.O.B. ----- POINT OF BEGINNING
- P.O.C. ----- POINT OF COMMENCEMENT
- P.B. ----- PLAT BOOK
- D.B. ----- DEED BOOK
- PG./PG(s) ----- PAGE(S)
- NAD ----- NORTH AMERICAN DATUM
- W.M.T. ----- WATER MANAGEMENT TRACT
- O.S.T. ----- OPEN SPACE TRACT
- P.B.C. ----- PALM BEACH COUNTY
- U.E. ----- UTILITY EASEMENT
- D.E. ----- DRAINAGE EASEMENT
- L.M.A.E. ----- LAKE MAINTENANCE ACCESS EASEMENT
- 7-43-41 ----- SECTION-TOWNSHIP-RANGE
- R ----- RADIUS
- L ----- ARC LENGTH
- D ----- DELTA ANGLE
- R/W ----- RIGHT-OF-WAY
- R.P.E. ----- RURAL PARKWAY EASEMENT
- (R) ----- RADIAL
- (NR) ----- NON-RADIAL
- S.I.D. ----- SEMINOLE IMPROVEMENT DISTRICT
- SIR ● ----- SET 5/8" IRON ROD LB7768 (UNLESS OTHERWISE NOTED)

**SKY COVE SOUTH - PHASE 1A
BOUNDARY SURVEY**

REVISIONS				Prepared For: MINTO COMMUNITIES, LLC	
No.	Date	Description	Dwn.	Last Date of Field Survey: 10/09/20	

GeoPoint
Surveying, Inc.

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

Drawn: SAB Date: 10-08-2020 Data File: WESTLAKE SKYCOVE SOUTH - PH 1A
Check: GAR P.C.: DC-8 Field Book: 2020/30w-28
Section: 12 Twn. 43S Rng. 40E Job #: SKY COVE SOUTH-PH1A-18



CITY OF WESTLAKE

Engineering Department

4001 Seminole Pratt Whitney Road

Westlake, Florida 33470

Phone: (561) 530-5880

www.westlakegov.com

DATE:	11/12/2020
PETITION NUMBER:	ENG-2020-21
DESCRIPTION:	Pod N (Sky Cove South) Phase 1A - Plat
APPLICANT:	Cotleur-Hearing
OWNER:	Label and Co. Developments, Inc.
REQUEST:	Plat Review
LOCATION:	Westlake, Florida
STAFF REVIEW:	RECOMMENDED APPROVAL

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

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

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

File Attachments for Item:

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

Submitted By: Engineering Department

RESOLUTION 2020-37

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



Meeting Agenda Item Coversheet

MEETING DATE:		December 14, 2020	Submitted By: Engineering Dept	
SUBJECT: <i>This will be the name of the Item as it will appear on the Agenda</i>		Final Plat Sky Cove South - Phase 1 B (Pod N)		
STAFF RECOMMENDATION: (MOTION READY)		Motion to approve Resolution 2020-37 the final plat for Sky Cove South - Phase 1 B (Pod N)		
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 has been reviewed and approved by the City Engineer, SID, and the City Attorney.		
SELECT, if applicable	AGREEMENT:		BUDGET:	
	STAFF REPORT:	X	PROCLAMATION:	
	EXHIBIT(S):	X	OTHER:	
IDENTIFY EACH ATTACHMENT. <i>For example, an agreement may have 2 exhibits, identify the agreement and Exhibit A and Exhibit B</i>	Agenda Item Cover Sheet Resolution Legal Description Boundary Survey Approval Letter(s) Staff Report			
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>	RESOLUTION 2020-37 A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, APPROVING THE FINAL PLAT FOR SKY COVE SOUTH - PHASE 1 B (POD N), A SUBDIVISION IN SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF TRACT "N", SKY COVE SOUTH - PHASE 1 A, PLAT BOOK ____, PAGES __ THROUGH ____, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, PROVIDING FOR RECORDATION, PROVIDING FOR AN EFFECTIVE DATE.			
FISCAL IMPACT (if any):				\$



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

STAFF MEMORANDUM

DATE: 11/30/2020
PETITION NO.: ENG-2020-27
DESCRIPTION: Review of Plat for Sky Cove South Phase 1B (POD N)
APPLICANT: Cotleur and Hearing
OWNER: Minto PBLH, LLC
REQUEST: Applicant (Minto PBLH, LLC) is requesting approval of the Plat for Sky Cove South Phase 1B (POD N)

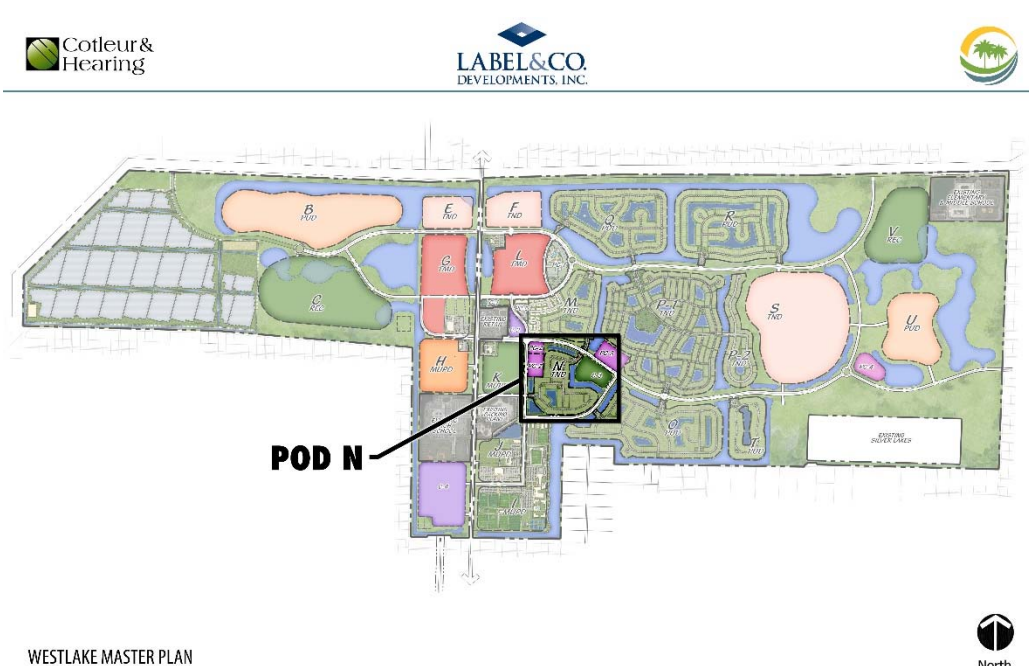
Final Recommendation

The Office of the City Engineer has reviewed the documents associated with the application referenced above and recommends approval by the Council. Approval by the Seminole Improvement District's Engineering Department and Board of Supervisors is scheduled for December 7, 2020.

Discussion

Pod N is located within the south-central portion of Westlake, east of Seminole Pratt Whitney Road and south of Persimmon Boulevard East and Pod M, as shown in the graphics below.

Location Map



WESTLAKE MASTER PLAN





Pod N Phase 1B will consist of 86 homes. The Applicant is proposing 42-foot-wide lots containing front-loaded detached single-family homes. The area for this Plat contains 44.98 acres. The perimeter lake areas will be dedicated to the Seminole Improvement District (SID) and are not included within the Pod N Boundary. The interior lakes will also be dedicated to SID but are included within the Pod boundary. The Legal Description of the Plat can be found in Exhibit A, and replications of the plat topographical survey and plat can be found in Exhibits B and C.

Review Criteria

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

Conclusion

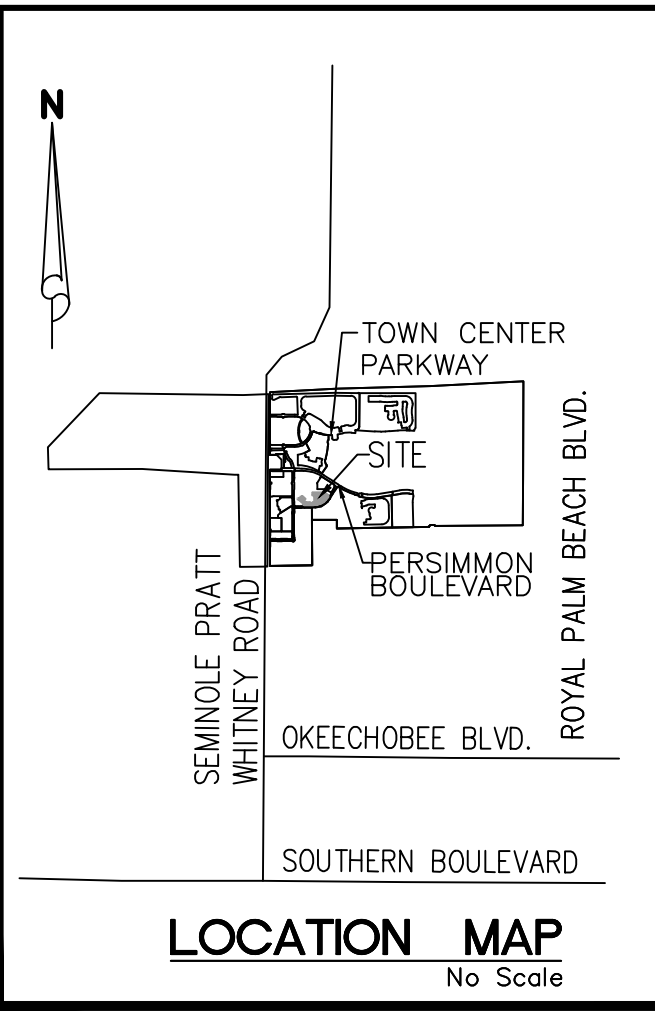
Two (2) reviews of the plat occurred, which resulted in an acceptable plat. The review was done for compliance with Chapters 177, 5J-17, Florida Statutes, and the City of Westlake’s codes and ordinances. All comments have been adequately addressed and the plat is in compliance. We therefore recommend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

Exhibit 'A'
SKY COVE SOUTH PHASE 1B
LEGAL DESCRIPTION

COMMENCE AT THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, THENCE S.01°33'05"W. ALONG THE EAST BOUNDARY LINE OF SAID SECTION 1, A DISTANCE OF 4842.94 FEET TO THE NORTHEAST CORNER OF SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST; THENCE N.88°49'03"W., ALONG THE NORTH LINE OF SAID SECTION 12, A DISTANCE OF 871.66 FEET; THENCE S.01°10'57"W., A DISTANCE OF 321.07 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE PERSIMMON BOULEVARD EAST, AS SHOWN ON PERSIMMON BOULEVARD EAST-PLAT 2, RECORDED IN PLAT BOOK 128, PAGE 16 THROUGH 19, INCLUSIVE, OF SAID PUBLIC RECORDS; THENCE S.32°01'05"W., A DISTANCE OF 124.85 FEET TO A POINT ON THE BOUNDARY OF SCHOOL SITE PLAT, AS RECORDED IN PLAT BOOK 128, PAGE 20 AND 21, OF SAID PUBLIC RECORDS; THENCE THE FOLLOWING COURSE BEING ALONG THE WESTERLY AND SOUTHERLY LINE OF SAID SCHOOL SITE PLAT; THENCE S.32°15'14"W., A DISTANCE OF 330.53 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, WITH A RADIUS OF 100.00 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30°37'49", A DISTANCE OF 53.46 FEET; THENCE S.01°37'25"W., A DISTANCE OF 301.20 FEET; THENCE S.88°20'27"E., A DISTANCE OF 407.12 FEET; THENCE S.01°39'33"E., DEPARTING SAID SOUTHERLY LINE OF SCHOOL SITE PLAT, A DISTANCE OF 184.00 FEET TO THE POINT OF BEGINNING; THENCE S.88°20'27"E., A DISTANCE OF 407.12 FEET; THENCE S.01°39'33"W., A DISTANCE OF 184.00 FEET; THENCE S.57°43'57"E., A DISTANCE OF 236.29 FEET; THENCE S.12°30'00"E., A DISTANCE OF 133.64 FEET; THENCE S.32°16'03"W., A DISTANCE OF 75.13 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 854.50 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°57'14", A DISTANCE OF 864.31 FEET TO A POINT OF TANGENCY; THENCE N.89°46'43"W., A DISTANCE OF 108.89 FEET; THENCE S.88°56'35"W., A DISTANCE OF 67.28 FEET; THENCE N.89°46'44"W., A DISTANCE OF 437.04 FEET; THENCE N.48°50'00"W., A DISTANCE OF 125.13 FEET; THENCE N.00°57'31"E., A DISTANCE OF 53.69 FEET; THENCE N.48°50'00"W., A DISTANCE OF 346.00 FEET; THENCE N.41°10'00"E., A DISTANCE OF 125.00 FEET; THENCE S.48°50'00"E., A DISTANCE OF 57.57 FEET; THENCE N.41°10'00"E., A DISTANCE OF 50.00 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 35.00 FEET AND A RADIAL BEARING OF N.41°10'00"E., AT SAID INTERSECTION; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 50°30'00", A DISTANCE OF 30.85 FEET; THENCE N.57°26'00"E., A DISTANCE OF 134.72 FEET; THENCE S.88°20'00"E., A DISTANCE OF 13.62 FEET; THENCE S.01°40'00"W., A DISTANCE OF 33.34 FEET; THENCE S.48°50'00"E., A DISTANCE OF 215.30 FEET; THENCE S.41°10'00"W., A DISTANCE OF 125.00 FEET; THENCE S.48°50'00"E., A DISTANCE OF 149.57 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, WITH A RADIUS OF 55.00 FEET; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 40°56'44", A DISTANCE OF 39.30 FEET; THENCE S.89°46'44"E., A DISTANCE OF 202.29 FEET; THENCE S.00°13'16"W., A DISTANCE OF 50.00 FEET; THENCE S.89°46'44"E., A DISTANCE OF 100.03 FEET; THENCE N.00°13'16"E., A DISTANCE OF 50.00 FEET; THENCE S.89°46'44"E., A DISTANCE OF 109.40 FEET; THENCE N.01°40'00"E., A DISTANCE OF 385.14 FEET; THENCE N.88°20'27"W., A DISTANCE OF 110.00 FEET; THENCE N.01°40'27"E., A DISTANCE OF 50.00 FEET; THENCE N.01°39'33"E., A DISTANCE OF 125.00 FEET; THENCE S.88°20'27"E., A DISTANCE OF 685.27 FEET TO THE POINT OF BEGINNING.
CONTAINING: 694,659 SQUARE FEET OR 15.947 ACRES, MORE OR LESS.

Exhibit 'B'
SKY COVE SOUTH PHASE 1B
TOPOGRAPHICAL SURVEY

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DESCRIPTION

COMMENCE AT THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, THENCE S.01°33'05"W, ALONG THE EAST BOUNDARY LINE OF SAID SECTION 1, A DISTANCE OF 4842.94 FEET TO THE NORTHEAST CORNER OF SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST; THENCE N.88°49'03"W, ALONG THE NORTH LINE OF SAID SECTION 12, A DISTANCE OF 871.66 FEET; THENCE S.01°10'57"W, A DISTANCE OF 321.07 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE PERSIMMON BOULEVARD EAST, AS SHOWN ON PERSIMMON BOULEVARD EAST-PLAT 2, RECORDED IN PLAT BOOK 128, PAGE 16 THROUGH 19, INCLUSIVE, OF SAID PUBLIC RECORDS; THENCE S.32°01'05"W, A DISTANCE OF 124.85 FEET TO A POINT ON THE BOUNDARY OF SCHOOL SITE PLAT, AS RECORDED IN PLAT BOOK 128, PAGE 20 AND 21, OF SAID PUBLIC RECORDS; THENCE THE FOLLOWING COURSE BEING ALONG THE WESTERLY AND SOUTHERLY LINE OF SAID SCHOOL SITE PLAT: THENCE S.32°15'14"W, A DISTANCE OF 330.53 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, WITH A RADIUS OF 100.00 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30°37'49", A DISTANCE OF 53.46 FEET; THENCE S.01°37'25"W, A DISTANCE OF 301.20 FEET; THENCE S.88°20'27"E, A DISTANCE OF 407.12 FEET; THENCE S.01°39'33"E, DEPARTING SAID SOUTHERLY LINE OF SCHOOL SITE PLAT, A DISTANCE OF 184.00 FEET TO THE **POINT OF BEGINNING**; THENCE S.57°43'57"E, A DISTANCE OF 236.29 FEET; THENCE S.12°30'00"E, A DISTANCE OF 133.64 FEET; THENCE S.32°16'03"W, A DISTANCE OF 75.13 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 854.50 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°57'14", A DISTANCE OF 864.31 FEET TO A POINT OF TANGENCY; THENCE N.89°46'43"W, A DISTANCE OF 108.89 FEET; THENCE S.88°56'35"W, A DISTANCE OF 67.28 FEET; THENCE N.89°46'44"W, A DISTANCE OF 437.04 FEET; THENCE N.48°50'00"W, A DISTANCE OF 125.13 FEET; THENCE N.00°57'31"E, A DISTANCE OF 53.69 FEET; THENCE N.48°50'00"W, A DISTANCE OF 346.00 FEET; THENCE N.41°10'00"E, A DISTANCE OF 125.00 FEET; THENCE S.48°50'00"E, A DISTANCE OF 57.57 FEET; THENCE N.41°10'00"E, A DISTANCE OF 50.00 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 35.00 FEET AND A RADIAL BEARING OF N.41°10'00"E, AT SAID INTERSECTION; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 50°30'00", A DISTANCE OF 30.85 FEET; THENCE N.57°26'00"E, A DISTANCE OF 134.72 FEET; THENCE S.88°20'00"E, A DISTANCE OF 13.62 FEET; THENCE S.01°40'00"W, A DISTANCE OF 33.34 FEET; THENCE S.48°50'00"E, A DISTANCE OF 215.30 FEET; THENCE S.41°10'00"W, A DISTANCE OF 125.00 FEET; THENCE S.48°50'00"E, A DISTANCE OF 149.57 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, WITH A RADIUS OF 55.00 FEET; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 40°56'44", A DISTANCE OF 39.30 FEET; THENCE S.89°46'44"E, A DISTANCE OF 202.29 FEET; THENCE S.00°13'16"W, A DISTANCE OF 50.00 FEET; THENCE S.89°46'44"E, A DISTANCE OF 100.03 FEET; THENCE N.00°13'16"E, A DISTANCE OF 50.00 FEET; THENCE S.89°46'44"E, A DISTANCE OF 109.40 FEET; THENCE N.01°40'00"E, A DISTANCE OF 385.14 FEET; THENCE N.88°20'27"W, A DISTANCE OF 110.00 FEET; THENCE N.01°40'27"E, A DISTANCE OF 50.00 FEET; THENCE N.01°39'33"E, A DISTANCE OF 125.00 FEET; THENCE S.88°20'27"E, A DISTANCE OF 685.27 FEET TO THE **POINT OF BEGINNING**.
CONTAINING: 694,659 SQUARE FEET OR 15.947 ACRES, MORE OR LESS.

SURVEYOR'S NOTES:

- EASEMENTS, RIGHTS-OF-WAYS, SET BACK LINES, RESERVATIONS, AGREEMENTS AND OTHER SIMILAR MATTERS TAKEN FROM OWNERSHIP AND ENCUMBRANCE REPORT PREPARED BY FOUNDERS TITLE, DATED MAY 11, 2018.
 - THIS SURVEY IS LIMITED TO ABOVE GROUND VISIBLE IMPROVEMENTS ALONG AND NEAR THE BOUNDARY LINES, AND THAT NOTHING BELOW THE GROUND WAS LOCATED INCLUDING, BUT NOT LIMITED TO FOUNDATIONS (FOOTINGS), UTILITIES, ETC. (INTERIOR OCCUPATION NOT LOCATED).
 - BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON THE NORTH BOUNDARY OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, HAVING A GRID BEARING OF S.89°48'33"E. THE GRID BEARINGS, AS SHOWN HEREON, REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICA DATUM OF 1983 (NAD 83 - '07) FOR THE EAST ZONE OF FLORIDA. SAID BASIS OF BEARING IS THE SAME IN THE NORTH AMERICAN DATUM OF 1983 (NAD 83 - '90).
 - THE SUBJECT PROPERTY LIES WITHIN THE CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, WHERE THE FLOOD ZONE IS UNDETERMINED AT THE TIME OF THIS SURVEY.
 - THIS SURVEY IS BASED ON PREVIOUS FIELD SURVEYS, DOCUMENTS OF RECORD, FOUND MONUMENTS, EXHIBITS, AND HISTORICALLY USED CORNERS, AS WELL AS THE LEGAL DESCRIPTION SHOWN HEREON. IMPROVEMENTS LIKE UTILITIES UNDER CONSTRUCTION ARE NOT LOCATED FOR THE PURPOSE OF SHOWING THE BOUNDARY OF A PROPOSED PLAT.
- THE FOLLOWING ARE REFERENCE SURVEYS USED IN DETERMINING THE BOUNDARY LOCATION FOR CALLERY JUDGE GROVES:
- THE 'M' CANAL ROAD RIGHT OF WAY MAP, RECORDED IN ROAD PLAT BOOK 6, PAGE 136.
 - BOUNDARY SURVEY OF RESIDENTIAL AT CALLERY JUDGE GROVES, PREPARED BY LIDBERG LAND SURVEYING, INC. (JOB NO.: 04-106-101C), DATED OCTOBER 5, 2007.
 - SKETCH OF SURVEY, PREPARED BY S.P. MUSICK, DATED MARCH 5, 1965.
- ALL BEARINGS AND DISTANCES (UNITED STATES SURVEY FEET) AS SHOWN HEREON ARE AS DESCRIBED AND MEASURED UNLESS OTHERWISE NOTED. MEASUREMENTS MADE ARE TO THE ACCURACY STANDARD OF SUBURBAN OR 1 FOOT IN 7500 FEET.
 - SID AND SWCD EASEMENTS WITHIN BOUNDARY HAVE BEEN RELEASE PER O.R. 28084, PG. 0985.

EASEMENTS AND OTHER MATTERS AFFECTING TITLE:

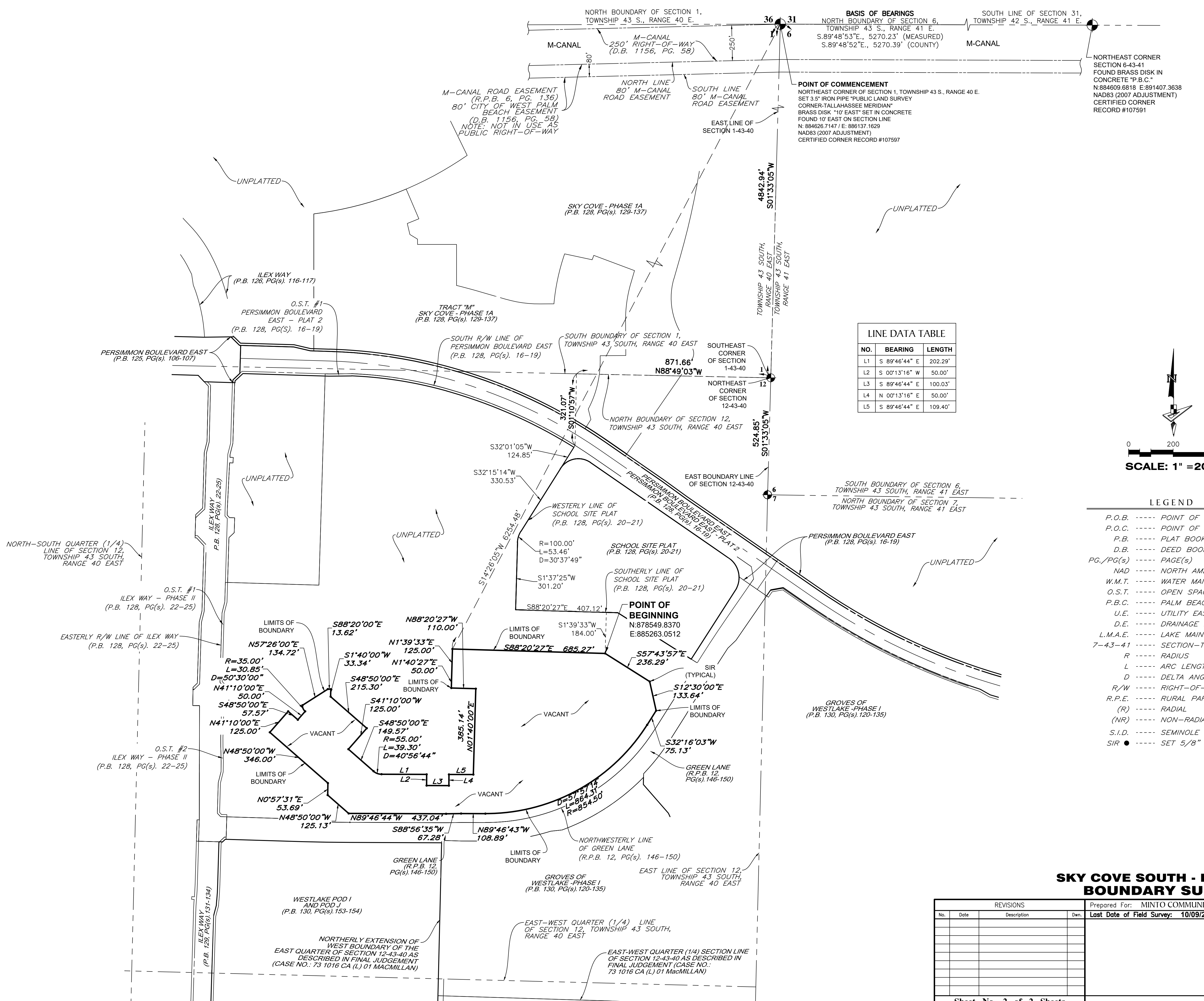
- TERMS, CONDITIONS, RIGHTS AND RESERVATIONS CONTAINED IN THAT AGREEMENT BETWEEN WEST PALM BEACH WATER COMPANY AND INDIAN TRAIL RANCH, INC., RECORDED SEPTEMBER 25, 1966, IN OFFICIAL RECORDS BOOK 1156, PAGE 36 AND THAT DEED BETWEEN INDIAN TRAIL RANCH, INC. AND THE CITY OF WEST PALM BEACH, RECORDED IN OFFICIAL RECORDS BOOK 1156, PAGE 58, TOGETHER WITH AND AFFECTED BY ASSIGNMENT, RECORDED IN OFFICIAL RECORDS BOOK 1854, PAGE 1826 AND AGREEMENT BETWEEN CITY OF WEST PALM BEACH AND CITY NATIONAL BANK OF MIAMI BEACH, TRUSTEE, RECORDED IN OFFICIAL RECORDS BOOK 1854, PAGE 1838, THAT ASSIGNMENT, RECORDED IN OFFICIAL RECORDS BOOK 8405, PAGE 1104 AND BY DEED RECORDED IN OFFICIAL RECORDS BOOK 1854, PAGE 1803, QUIT CLAIM DEED AND AGREEMENT FOR RESERVATION OF RIGHTS, RECORDED IN OFFICIAL RECORDS BOOK 14742, PAGE 1196, AND PARTIAL RELEASE OF EASEMENTS AND RESERVATIONS OF RIGHTS, RECORDED FEBRUARY 3, 2016, IN OFFICIAL RECORDS BOOK 28084, PAGE 985, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- INTERLOCAL AGREEMENT BETWEEN PALM BEACH COUNTY AND THE SEMINOLE IMPROVEMENT DISTRICT, RECORDED APRIL 26, 2006, IN OFFICIAL RECORDS BOOK 20252, PAGE 184, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- MATTERS AS CONTAINED ON THAT CERTAIN PLAT OF TOWN CENTER PARKWAY NORTH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 123, PAGE 106, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- RECORDED NOTICE OF ENVIRONMENTAL RESOURCE PERMIT BY SOUTH FLORIDA WATER MANAGEMENT DISTRICT, RECORDED AUGUST 13, 2015, IN OFFICIAL RECORDS BOOK 27737, PAGE 15, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- NOTICE OF WESTLAKE COMMUNITY FOUNDATION FEE, RECORDED JANUARY 16, 2018, IN OFFICIAL RECORDS BOOK 29588, PAGE 1066 AND CORRECTIVE WESTLAKE COMMUNITY FOUNDATION FEE, RECORDED JANUARY 24, 2018, IN OFFICIAL RECORDS BOOK 29609, PAGE 1177, BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- DECLARATION OF RESTRICTIONS, COVENANTS, AND EASEMENTS FOR WESTLAKE RESIDENCES, RECORDED JANUARY 16, 2018, IN OFFICIAL RECORDS BOOK 29588, PAGE 766, TOGETHER WITH FIRST AMENDMENT TO DECLARATION, RECORDED MAY 1, 2018, IN OFFICIAL RECORDS BOOK 29818, PAGE 284, BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- COLLATERAL ASSIGNMENT OF DECLARANT RIGHTS BY AND BETWEEN MINTO PBL, LLC AND WELLS FARGO BANK, NATIONAL ASSOCIATION, RECORDED JANUARY 25, 2018, IN OFFICIAL RECORDS BOOK 29611, PAGE 673, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. TO THE PERSON(S) EXPRESSLY IDENTIFIED BY NAME IN THE PROPERTY INFORMATION REPORT AS THE RECIPIENT(S) OF THE PROPERTY INFORMATION REPORT.

**SKY COVE SOUTH - PHASE 1B
BOUNDARY SURVEY**

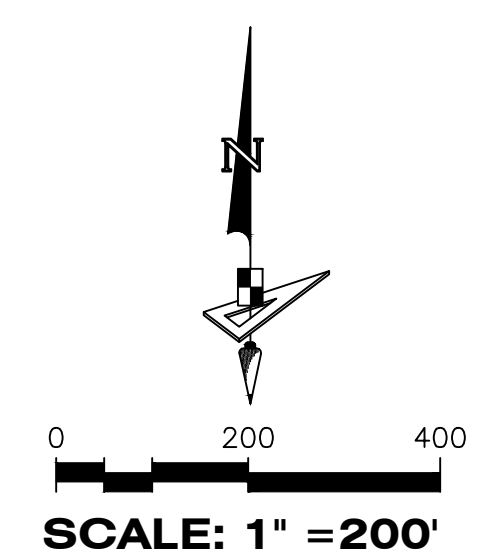
REVISIONS				Prepared For: MINTO COMMUNITIES, LLC
No.	Date	Description	Dwn.	Last Date of Field Survey: 10/09/20
				SURVEYOR'S CERTIFICATE This certifies that a survey of the hereon described property was made under my supervision and meets the Standards of Practice set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 51-17.050, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes. Luis J. Ortiz FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS7006 Check: GAR P.C.: DC-9 Field Book: 2020/30w-28 RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

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

Drawn: SAB | Date: 10-08-2020 | Data File: WESTLAKE SKYCOVE SOUTH - PH 1B
Check: GAR | P.C.: DC-9 | Field Book: 2020/30w-28
Section: 12 Twn. 43S Rng. 40E | Job #: SKY COVE SOUTH-PH1B_E



LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	S 89°46'44" E	202.29'
L2	S 00°13'16" W	50.00'
L3	S 89°46'44" E	100.03'
L4	N 00°13'16" E	50.00'
L5	S 89°46'44" E	109.40'



- LEGEND**
- P.O.B. ----- POINT OF BEGINNING
 - P.O.C. ----- POINT OF COMMENCEMENT
 - P.B. ----- PLAT BOOK
 - D.B. ----- DEED BOOK
 - PG./PG(s) ----- PAGE(S)
 - NAD ----- NORTH AMERICAN DATUM
 - W.M.T. ----- WATER MANAGEMENT TRACT
 - O.S.T. ----- OPEN SPACE TRACT
 - P.B.C. ----- PALM BEACH COUNTY
 - U.E. ----- UTILITY EASEMENT
 - D.E. ----- DRAINAGE EASEMENT
 - L.M.A.E. ----- LAKE MAINTENANCE ACCESS EASEMENT
 - 7-43-41 ----- SECTION-TOWNSHIP-RANGE
 - R ----- RADIUS
 - L ----- ARC LENGTH
 - D ----- DELTA ANGLE
 - R/W ----- RIGHT-OF-WAY
 - R.P.E. ----- RURAL PARKWAY EASEMENT
 - (R) ----- RADIAL
 - (NR) ----- NON-RADIAL
 - S.I.D. ----- SEMINOLE IMPROVEMENT DISTRICT
 - SIR ● ----- SET 5/8" IRON ROD LB7768 (UNLESS OTHERWISE NOTED)

**SKY COVE SOUTH - PHASE 1B
BOUNDARY SURVEY**

REVISIONS				Prepared For: MINTO COMMUNITIES, LLC	
No.	Date	Description	Dwn.	Last Date of Field Survey: 10/09/20	

GeoPoint
Surveying, Inc.

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

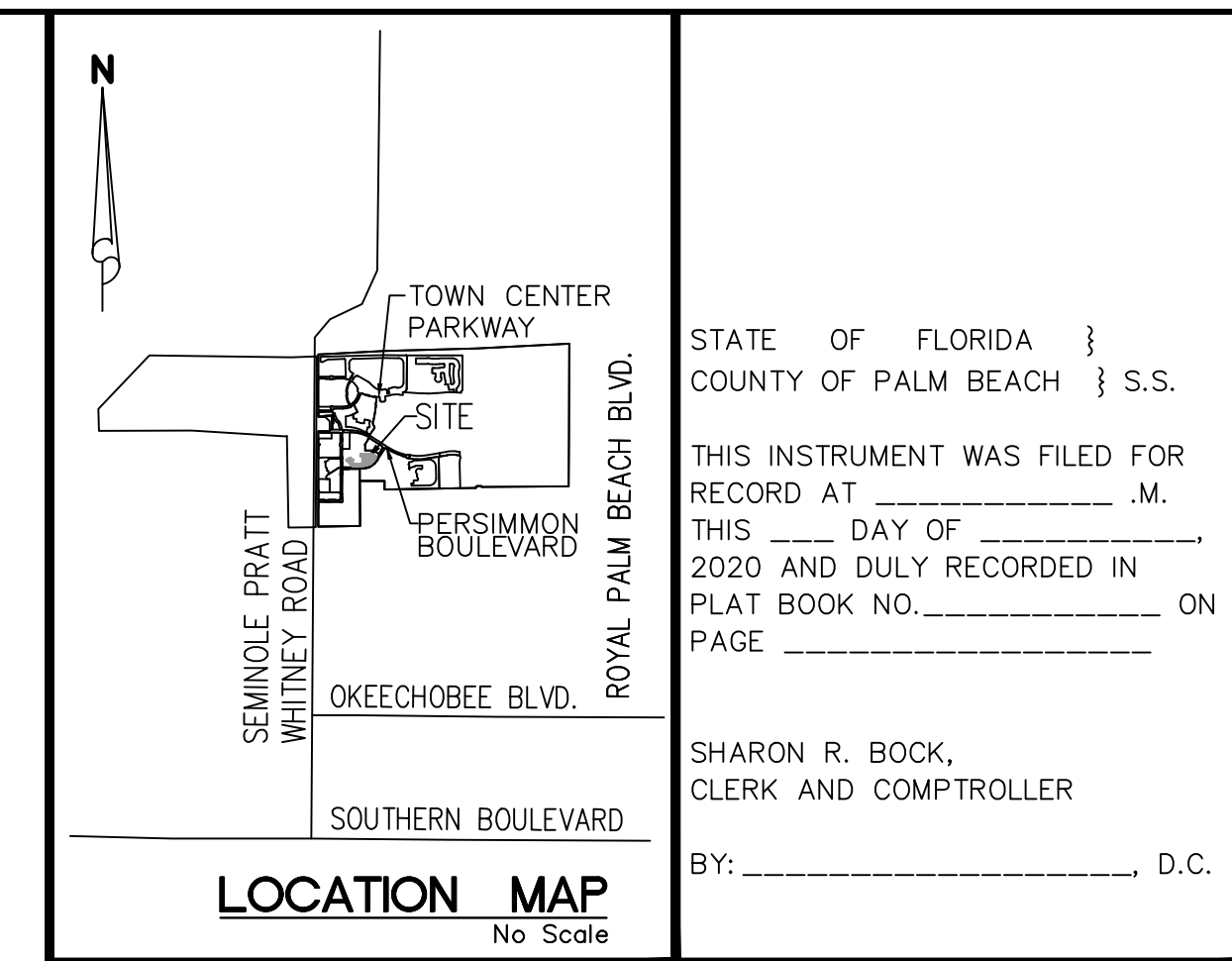
Drawn: SAB Date: 10-08-2020 Data File: WESTLAKE SKYCOVE SOUTH - PH 1B
Check: GAR P.C.: DC-8 Field Book: 2020/30w-28
Section: 12 Twn. 43S Rng. 40E Job #: SKY COVE SOUTH-PH1B_1B

Exhibit 'C'
SKY COVE SOUTH PHASE 1B
PLAT

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SKY COVE SOUTH - PHASE 1 B

A SUBDIVISION IN SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE,
PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF TRACT "N", SKY COVE SOUTH - PHASE 1 A,
PLAT BOOK ___, PAGES ___ THROUGH ___, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA



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

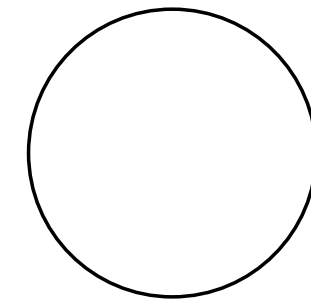
THIS INSTRUMENT WAS FILED FOR
RECORD AT _____ M.
THIS _____ DAY OF _____
2020 AND DULY RECORDED IN
PLAT BOOK NO. _____ ON
PAGE _____

SHARON R. BOCK,
CLERK AND COMPTROLLER

BY: _____, D.C.

LOCATION MAP
No Scale

CLERK'S 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 ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME, AND HEREBY JOINS IN AND CONSENTS TO THE UTILITY EASEMENTS DEDICATION, DATED THIS _____ DAY OF _____, 2020.

WITNESS: _____ SEMINOLE IMPROVEMENT DISTRICT
AN INDEPENDENT SPECIAL DISTRICT
OF THE STATE OF FLORIDA

PRINT NAME: _____ BY: _____
SCOTT MASSEY, PRESIDENT

PRINT NAME: _____

WITNESS: _____
PRINT NAME: _____

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

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

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

(SEAL)

ACCEPTANCE OF DEDICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

SKY COVE SOUTH 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 _____, 2020.

WITNESS: _____ SKY COVE SOUTH HOMEOWNERS ASSOCIATION, INC.
A FLORIDA CORPORATION NOT-FOR-PROFIT

PRINT NAME: _____ BY: _____
GARY BROWN, 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 GARY BROWN, AS PRESIDENT FOR SKY COVE SOUTH 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)

OPEN SPACE TRACTS

TRACTS O.S.T. #19 AND O.S.T. #20, AS SHOWN HEREON, ARE HEREBY DEDICATED TO SKY COVE SOUTH 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.

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 RIGHTS, COVENANTS AND DEDICATIONS AS MAY HEREAFTER BE IMPOSED BY GRANTOR; PROVIDED FURTHER SAID GRANTS OR ASSIGNMENTS SHALL NOT BE DEEMED A PUBLIC DEDICATION OF SAID RIGHTS OR EASEMENTS. THE SEMINOLE IMPROVEMENT DISTRICT SHALL HAVE THE RIGHT TO GRANT OTHER UTILITY PROVIDERS THE ABILITY TO USE THE EASEMENT, IN ITS SOLE DISCRETION.

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

DRAINAGE EASEMENTS

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

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

DRAINAGE EASEMENTS (PRIVATE)

THE 12.0 FEET DRAINAGE EASEMENTS (PRIVATE), AS SHOWN HEREON, ARE HEREBY DEDICATED TO SKY COVE SOUTH HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WESTLAKE.

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

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

WITNESS: _____ SKY COVE, LLC
A FLORIDA LIMITED LIABILITY COMPANY
PRINT NAME: _____ BY: _____
HARRY L. POSIN, 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 HARRY L. POSIN AS PRESIDENT FOR SKY COVE, 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)

DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT SKY COVE LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN AND DESCRIBED HEREON AS SKY COVE SOUTH - PHASE 1 B, A SUBDIVISION IN SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF TRACT "N", SKY COVE SOUTH - PHASE 1 A, PLAT BOOK ___, PAGES ___ THROUGH ___, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, THENCE S.01°33'05"W. ALONG THE EAST BOUNDARY LINE OF SAID SECTION 1, A DISTANCE OF 4842.94 FEET TO THE NORTHEAST CORNER OF SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST; THENCE N.88°49'03"W. ALONG THE NORTH LINE OF SAID SECTION 12, A DISTANCE OF 871.66 FEET; THENCE S.01°10'57"W. A DISTANCE OF 321.07 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE PERSIMMON BOULEVARD EAST, AS SHOWN ON PERSIMMON BOULEVARD EAST PLAT 2, RECORDED IN PLAT BOOK 128, PAGE 16 THROUGH 19, INCLUSIVE, OF SAID PUBLIC RECORDS; THENCE S.32°01'05"W. A DISTANCE OF 124.85 FEET TO A POINT ON THE BOUNDARY OF SCHOOL SITE PLAT, AS RECORDED IN PLAT BOOK 128, PAGE 20 AND 21, OF SAID PUBLIC RECORDS; THENCE THE FOLLOWING COURSE BEING ALONG THE WESTERLY AND SOUTHERLY LINE OF SAID SCHOOL SITE PLAT; THENCE S.32°15'14"W. A DISTANCE OF 330.53 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, WITH A RADIUS OF 100.00 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30°37'49". A DISTANCE OF 53.46 FEET; THENCE S.01°37'25"W. A DISTANCE OF 301.20 FEET; THENCE S.88°20'27"E. A DISTANCE OF 407.12 FEET; THENCE S.01°39'33"E. DEPARTING SAID SOUTHERLY LINE OF SCHOOL SITE PLAT, A DISTANCE OF 184.00 FEET TO THE POINT OF BEGINNING; THENCE S.57°43'57"E. A DISTANCE OF 236.29 FEET; THENCE S.12°30'00"E. A DISTANCE OF 133.64 FEET; THENCE S.32°16'03"W. A DISTANCE OF 75.13 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 854.50 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°57'14". A DISTANCE OF 864.31 FEET TO A POINT OF TANGENCY; THENCE N.89°46'43"W. A DISTANCE OF 108.89 FEET; THENCE S.88°56'35"W. A DISTANCE OF 67.28 FEET; THENCE N.89°46'44"W. A DISTANCE OF 437.04 FEET; THENCE N.48°50'00"W. A DISTANCE OF 125.13 FEET; THENCE N.00°57'31"E. A DISTANCE OF 53.69 FEET; THENCE N.48°50'00"W. A DISTANCE OF 346.00 FEET; THENCE N.41°10'00"E. A DISTANCE OF 125.00 FEET; THENCE S.48°50'00"E. A DISTANCE OF 57.57 FEET; THENCE N.41°10'00"E. A DISTANCE OF 50.00 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 35.00 FEET AND A RADIAL BEARING OF N.41°10'00"E. AT SAID INTERSECTION; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 50°30'00", A DISTANCE OF 30.85 FEET; THENCE N.57°26'00"E. A DISTANCE OF 134.72 FEET; THENCE S.88°20'00"E. A DISTANCE OF 13.62 FEET; THENCE S.01°40'00"W. A DISTANCE OF 33.34 FEET; THENCE S.48°50'00"E. A DISTANCE OF 215.30 FEET; THENCE S.41°10'00"W. A DISTANCE OF 125.00 FEET; THENCE S.48°50'00"E. A DISTANCE OF 149.57 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, WITH A RADIUS OF 55.00 FEET; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 40°56'44". A DISTANCE OF 39.30 FEET; THENCE S.89°46'44"E. A DISTANCE OF 202.29 FEET; THENCE S.00°13'16"W. A DISTANCE OF 50.00 FEET; THENCE S.89°46'44"E. A DISTANCE OF 100.03 FEET; THENCE N.00°13'16"E. A DISTANCE OF 50.00 FEET; THENCE S.89°46'44"E. A DISTANCE OF 109.40 FEET; THENCE N.01°40'00"E. A DISTANCE OF 385.14 FEET; THENCE N.88°20'27"W. A DISTANCE OF 110.00 FEET; THENCE N.01°40'27"E. A DISTANCE OF 50.00 FEET; THENCE N.01°39'33"E. A DISTANCE OF 125.00 FEET; THENCE S.88°20'27"E. A DISTANCE OF 685.27 FEET TO THE POINT OF BEGINNING.

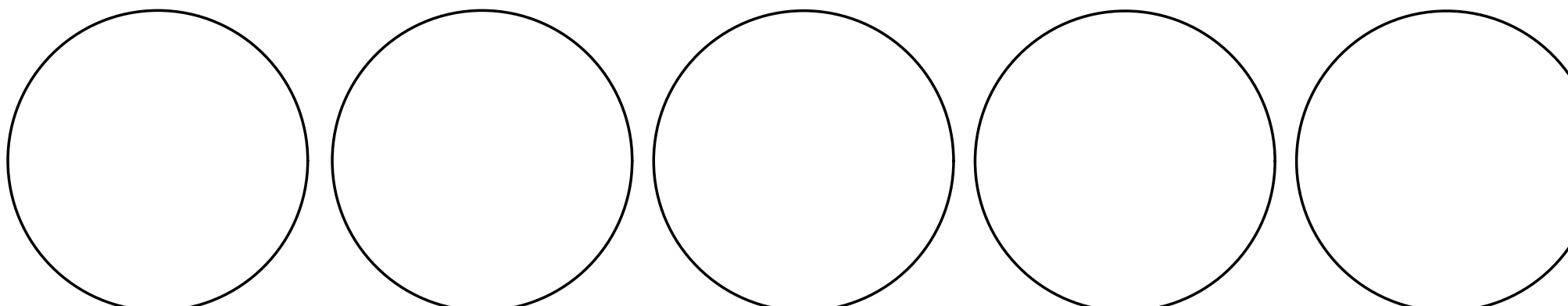
CONTAINING: 694,659 SQUARE FEET OR 15,947 ACRES, MORE OR LESS.

HAVE 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" AND TRACT "B", SHOWN HEREON AS SEA TURTLE PLACE ARE HEREBY DEDICATED TO THE SKY COVE SOUTH 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, 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.

SKY COVE, LLC SEMINOLE IMPROVEMENT DISTRICT CITY OF WESTLAKE ACCEPTANCE SKY COVE SOUTH HOMEOWNERS ASSOCIATION SURVEYOR'S SEAL



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Surveying, Inc.
4152 W. Blue Heron Blvd. Suite 105
Riviera Beach, FL 33404
Phone: (561) 444-2720
www.geopointsurvey.com
Licensed Business Number: LB7768
Sheet No. 1 of 5 Sheets

SKY COVE SOUTH - PHASE 1 B

A SUBDIVISION IN SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE,
PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF TRACT "N", SKY COVE SOUTH - PHASE 1 A,
PLAT BOOK ___, PAGES ___ THROUGH ___, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, 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 _____ 2020, 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, ROGER MANNING

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF _____

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

DATED: _____
HARRY BINNIE, PRESIDENT, HB TITLE OF FLORIDA, INC.

MORTGAGEE'S JOINDER AND CONSENT

STATE OF FLORIDA
COUNTY OF DUVAL

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK _____ AT PAGE[S] _____ OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON. IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SENIOR VICE PRESIDENT THIS _____ DAY OF _____, 2020.

TD BANK, N.A.,
A NATIONAL BANKING ASSOCIATION,

WITNESS: _____ BY: _____
PRESIDENT OR VICE PRESIDENT

PRINT NAME: _____

WITNESS: _____

PRINT NAME: _____

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS _____ DAY OF _____, 20____, BY _____ AS [PRESIDENT] [VICE-PRESIDENT] FOR TD BANK, N.A., A NATIONAL BANKING ASSOCIATION, ON BEHALF OF THE ASSOCIATION, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

MY COMMISSION EXPIRES: _____
SIGNATURE

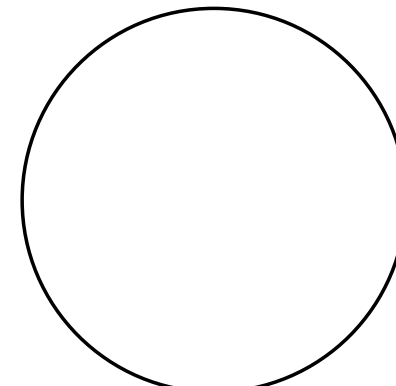
(PRINT NAME) - NOTARY PUBLIC

(SEAL)

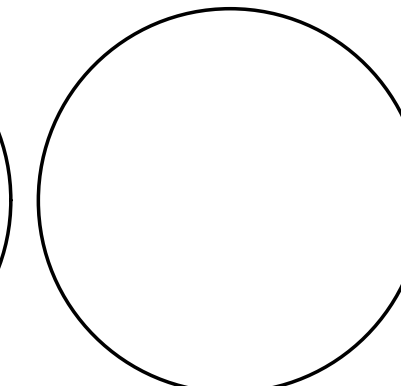
AREA TABULATION (IN ACRES)

SINGLE FAMILY LOTS (86 LOTS):	13.151
ROADWAY TRACT (TRACT "A"):	0.765
ROADWAY TRACT (TRACT "B"):	1.859
OPEN SPACE TRACT #19:	0.087
OPEN SPACE TRACT #20:	0.085
 TOTAL ACRES, MORE OR LESS:	 15.947

MORTGAGEE'S JOINDER
AND CONSENT



CITY OF WESTLAKE
APPROVAL

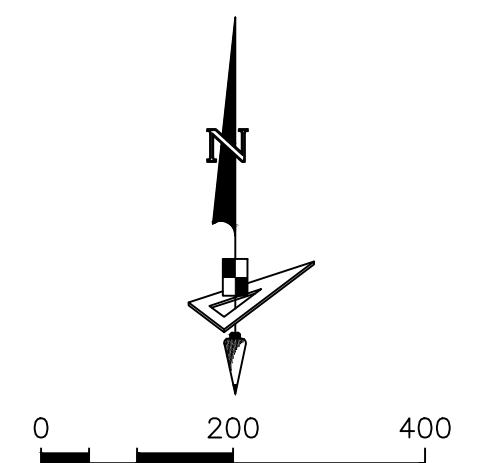
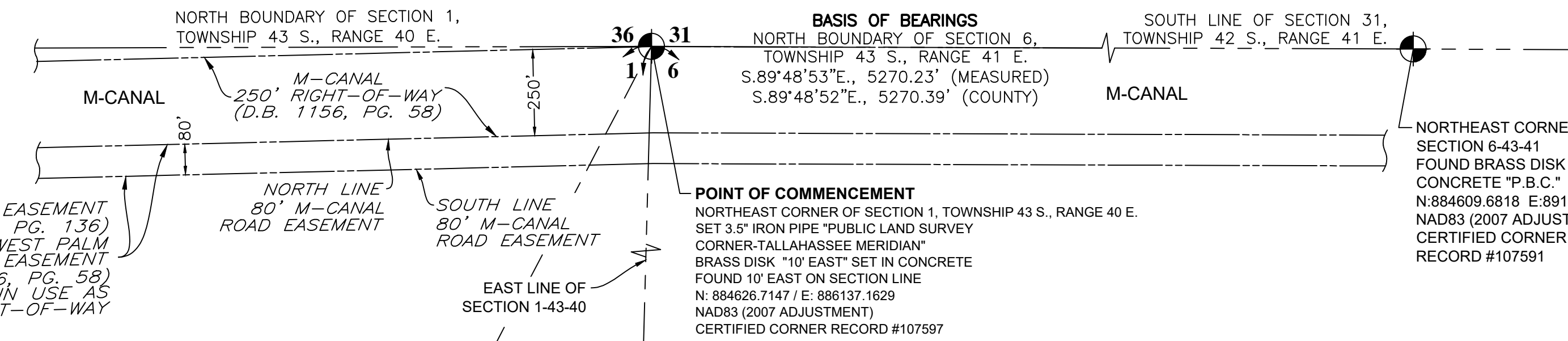


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SKY COVE SOUTH - PHASE 1 B

A SUBDIVISION IN SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF TRACT "N", SKY COVE SOUTH - PHASE 1 A, PLAT BOOK ____, PAGES ____ THROUGH ____, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA



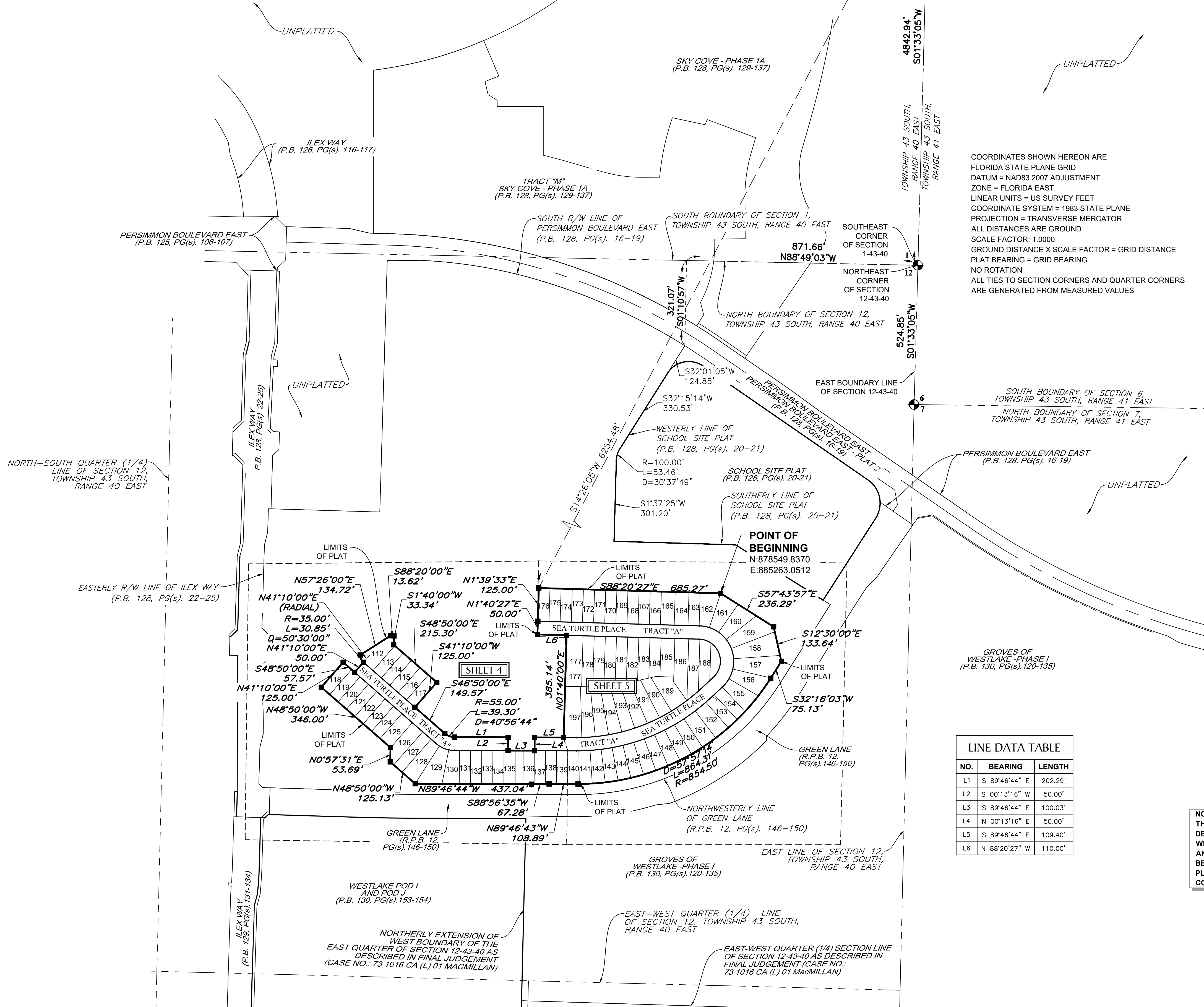
KEY SHEET

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

LEGEND

- P.O.B. ----- POINT OF BEGINNING
- P.O.C. ----- POINT OF COMMENCEMENT
- P.B. ----- PLAT BOOK
- D.B. ----- DEED 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
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- L.M.A.E. ----- LAKE MAINTENANCE ACCESS EASEMENT
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- 7-43-41 ----- SECTION-TOWNSHIP-RANGE
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- ----- SET 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 7768"

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



NO.	BEARING	LENGTH
L1	S 89°46'44" E	202.29'
L2	S 00°13'16" W	50.00'
L3	S 89°46'44" E	100.03'
L4	N 00°13'16" E	50.00'
L5	S 89°46'44" E	109.40'
L6	N 88°20'27" W	110.00'

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")

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.

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).



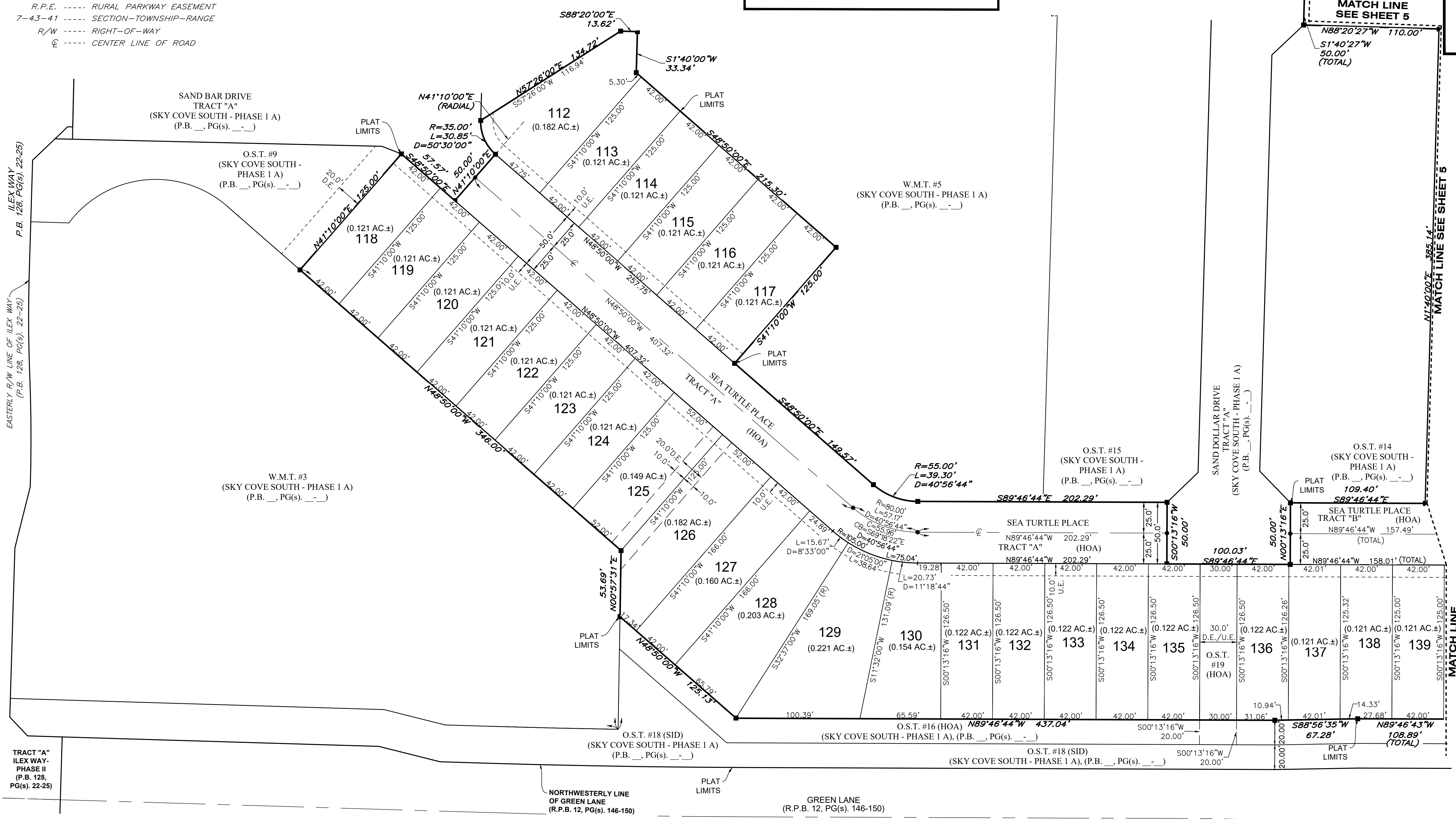
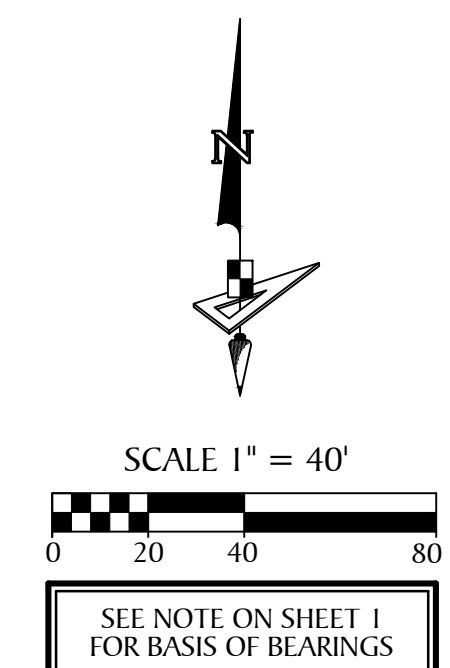
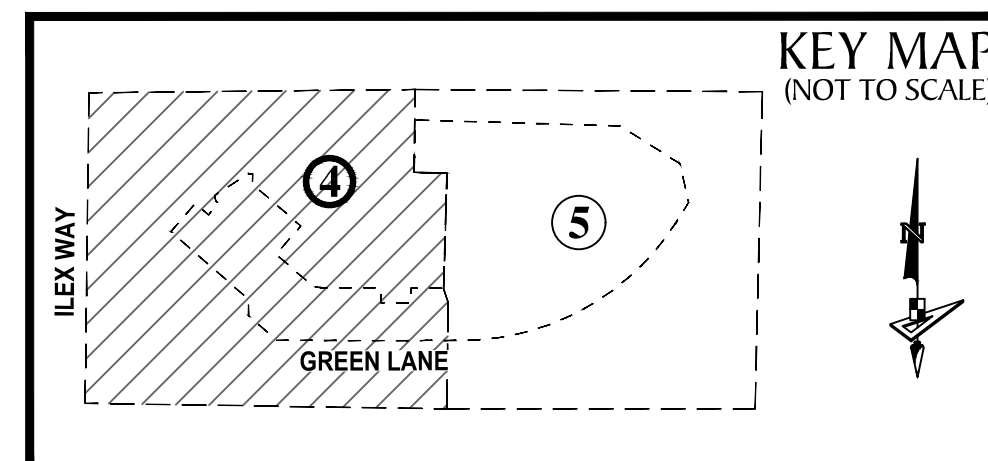
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LEGEND

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- L.M.A.E. ----- LAKE MAINTENANCE ACCESS EASEMENT
- R.P.E. ----- RURAL PARKWAY EASEMENT
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- CL ----- CENTER LINE OF ROAD
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- PRM ----- PERMANENT REFERENCE MONUMENT
- HOA ----- HOMEOWNERS ASSOCIATION
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- D ----- DELTA ANGLE
- CB ----- CHORD BEARING
- C ----- CHORD
- ⊙ ----- PERMANENT CONTROL POINT
- ----- FOUND PERMANENT REFERENCE MONUMENT
- ----- SET 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 7768"

SKY COVE SOUTH - PHASE 1 B

A SUBDIVISION IN SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF TRACT "N", SKY COVE SOUTH - PHASE 1 A, PLAT BOOK ___, PAGES ___ THROUGH ___, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA



TRACT "A" ILEX WAY - PHASE II (P.B. 128, PG(s) 22-25)

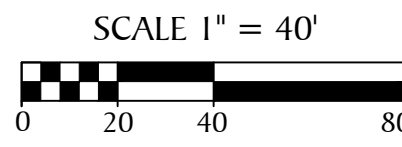
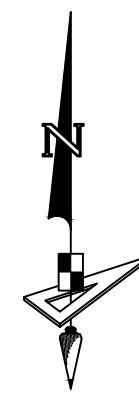
EASTERLY R/W LINE OF ILEX WAY (P.B. 128, PG(s) 22-25)

NORTHWESTERLY LINE OF GREEN LANE (R.P.B. 12, PG(s) 146-150)

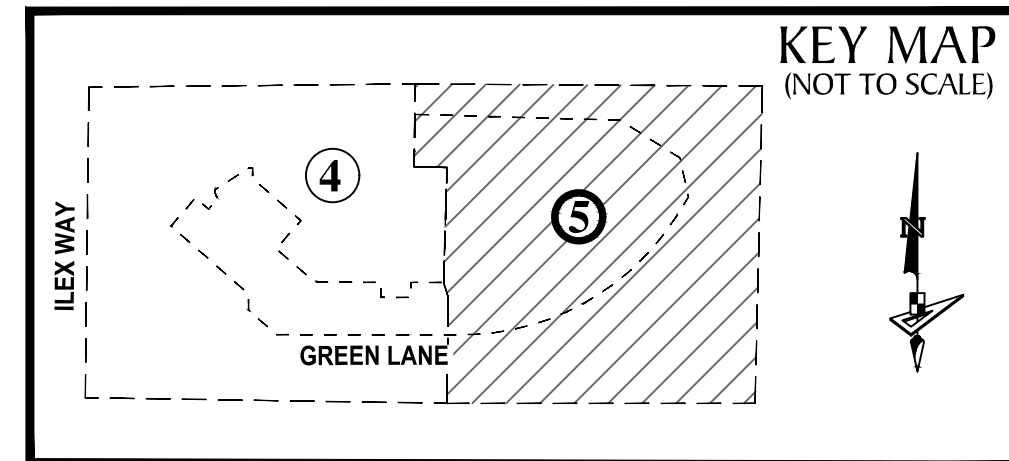
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P.O.C. - NORTHEAST CORNER OF SECTION 1, TOWNSHIP 43 S., RANGE 40 E.

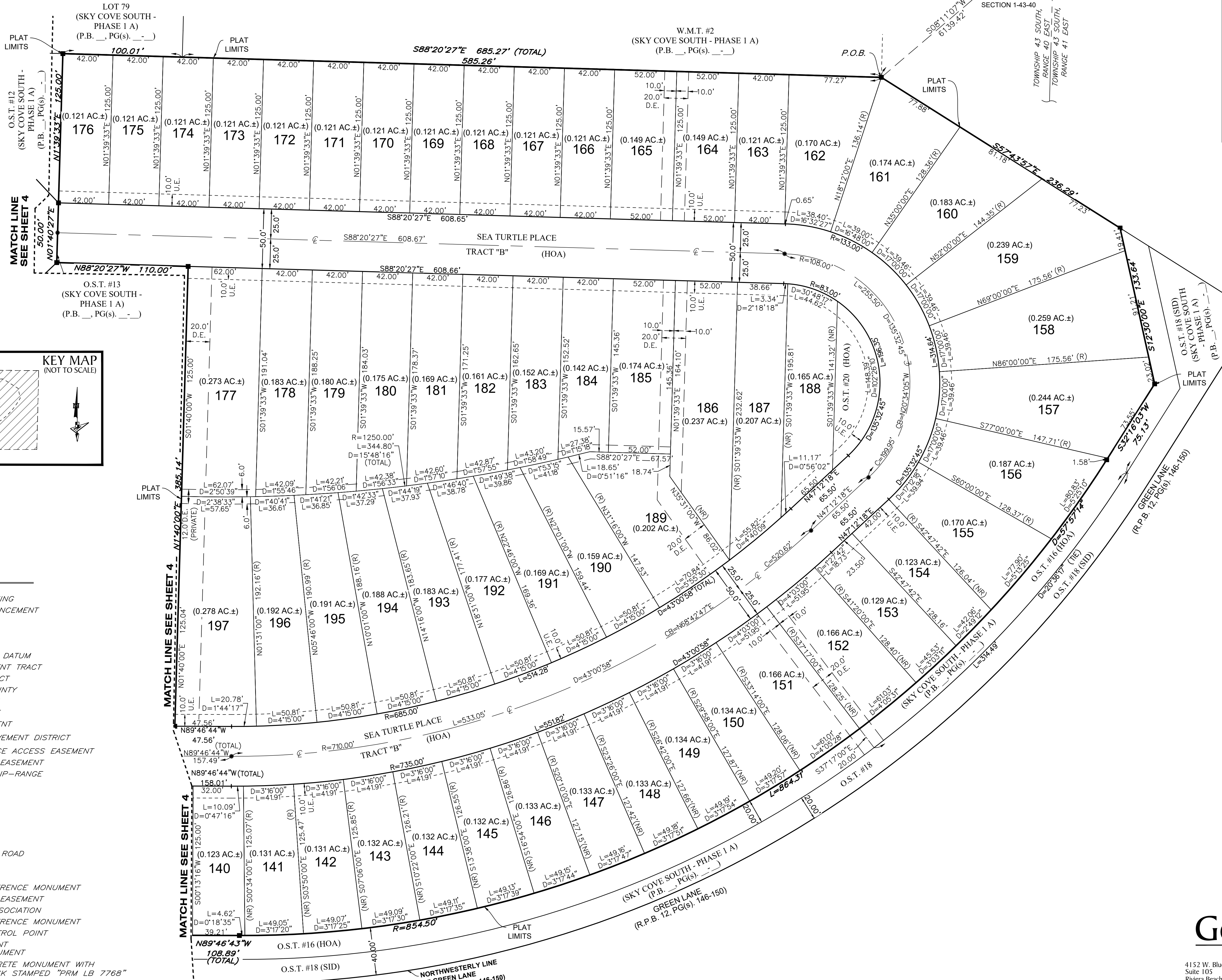


SEE NOTE ON SHEET 1 FOR BASIS OF BEARINGS



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RESOLUTION 2020-37

A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, APPROVING THE FINAL PLAT FOR SKY COVE SOUTH, PHASE 1B (POD N), BEING DESCRIBED AS A PORTION OF LAND DESCRIBED BY METES AND BOUNDS, AS A SUBDIVISION IN SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, IN THE CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, PROVIDING FOR RECORDATION, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Sky Cove, LLC, a Florida Limited Liability Company, as the Applicant has requested approval for the Sky Cove South, Phase 1B, (POD N) plat, described by metes and bounds, as a subdivision of Section 12, Township 43 South, Range 40 East, in the City of Westlake, Palm Beach County, containing approximately 15.947 acres as described in Exhibit "A", attached hereto; and

WHEREAS, the City of Westlake has the exclusive jurisdiction to approve the plat and the 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 B" 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 Interim Uniform Land Development Codes, and the City's land development regulations and Florida law.

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

- Section 1:** The above recitals are true and correct and are incorporated herein by this reference.
- Section 2:** The City Council for the City of Westlake hereby approves the final plat, "Exhibit B" and boundary survey, "Exhibit C" for Sky Cove South, Phase 1B (POD N), as described in the attached Exhibit "A", containing approximately 15.947 acres, which is located in the City of Westlake, and in Palm Beach County, Florida.
- Section 3.** The applicant shall provide a certified copy of the recorded plat and the applicant shall cover the costs of recording the plat in the public records in and for Palm Beach County Florida.
- Section 4:** This resolution shall take effect immediately upon its adoption.

PASSED AND APPROVED by City Council for the City of Westlake, on this day of December 14, 2020.

PUBLISHED on this 4th day of December, 2020 in the Palm Beach Post.

City of Westlake
Roger Manning, Mayor

Zoie Burgess, City Clerk

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

SKY COVE SOUTH - PHASE 1 B

A SUBDIVISION IN SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE,
PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF TRACT "N", SKY COVE SOUTH - PHASE 1 A,
PLAT BOOK ___, PAGES ___ THROUGH ___, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, 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 _____ 2020, 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, ROGER MANNING

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF _____

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

DATED: _____
HARRY BINNIE, PRESIDENT, HB TITLE OF FLORIDA, INC.

MORTGAGEE'S JOINDER AND CONSENT

STATE OF FLORIDA
COUNTY OF DUVAL

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK _____ AT PAGE[S] _____ OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON. IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SENIOR VICE PRESIDENT THIS _____ DAY OF _____, 2020.

TD BANK, N.A.,
A NATIONAL BANKING ASSOCIATION,

WITNESS: _____ BY: _____
PRESIDENT OR VICE PRESIDENT

PRINT NAME: _____

WITNESS: _____

PRINT NAME: _____

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS _____ DAY OF _____, 20____, BY _____ AS [PRESIDENT] [VICE-PRESIDENT] FOR TD BANK, N.A., A NATIONAL BANKING ASSOCIATION, ON BEHALF OF THE ASSOCIATION, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

MY COMMISSION EXPIRES: _____ SIGNATURE _____

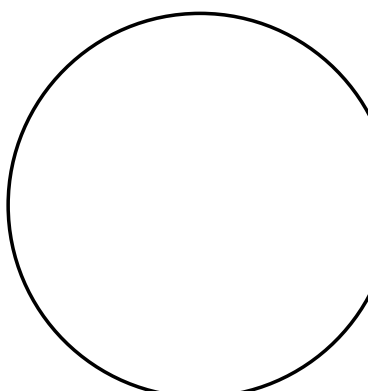
(PRINT NAME) - NOTARY PUBLIC

(SEAL)

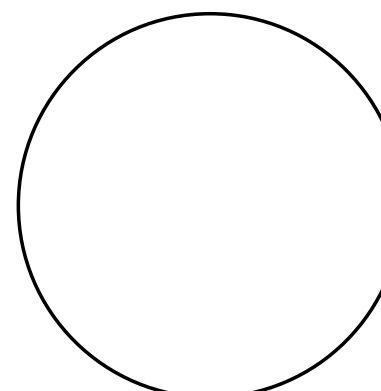
AREA TABULATION (IN ACRES)

SINGLE FAMILY LOTS (86 LOTS):	13.151
ROADWAY TRACT (TRACT "A"):	0.765
ROADWAY TRACT (TRACT "B"):	1.859
OPEN SPACE TRACT #19:	0.087
OPEN SPACE TRACT #20:	0.085
 TOTAL ACRES, MORE OR LESS:	 15.947

MORTGAGEE'S JOINDER
AND CONSENT



CITY OF WESTLAKE
APPROVAL

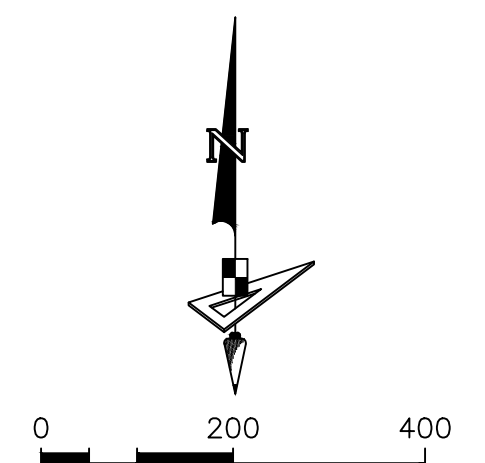
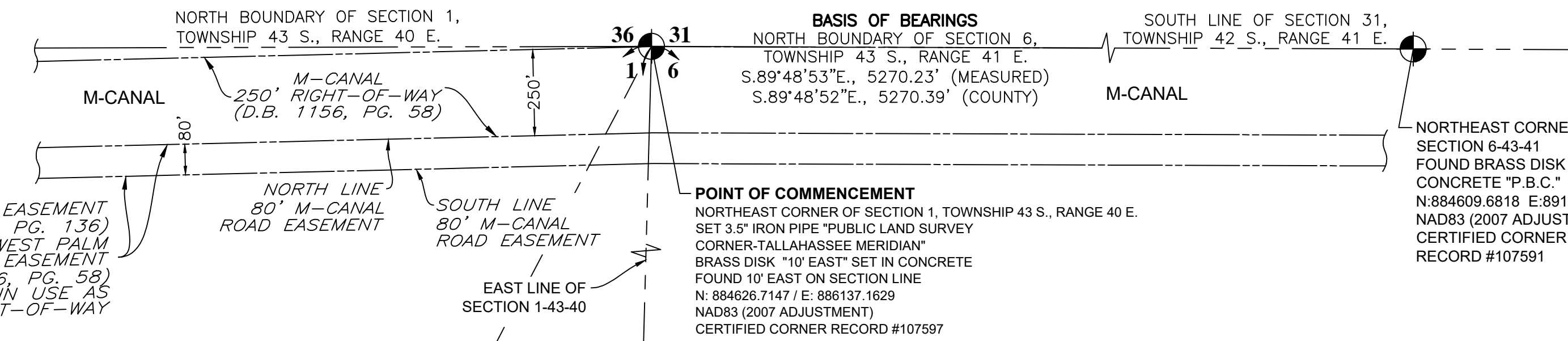


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SKY COVE SOUTH - PHASE 1 B

A SUBDIVISION IN SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF TRACT "N", SKY COVE SOUTH - PHASE 1 A, PLAT BOOK ____, PAGES ____ THROUGH ____, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA



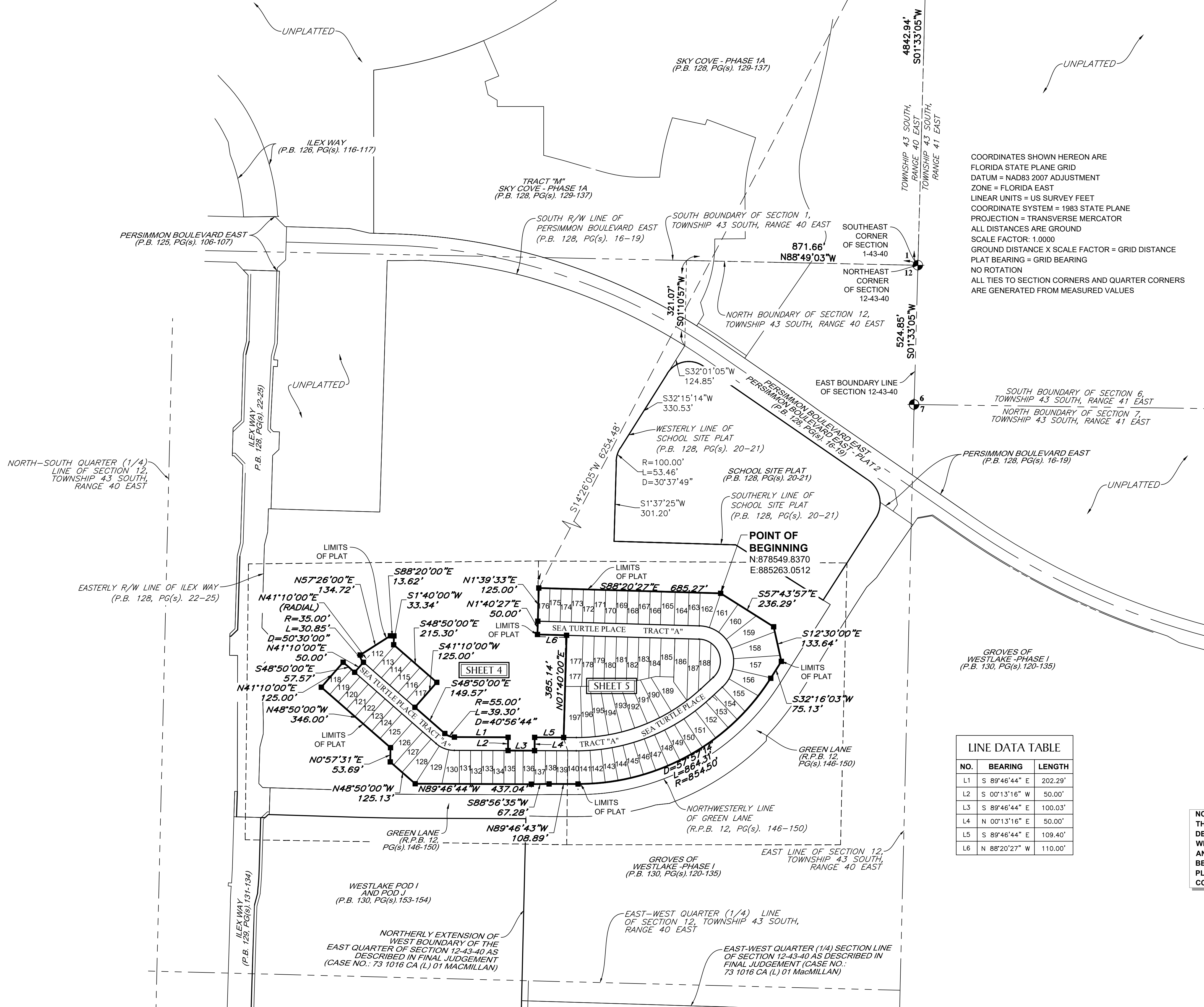
KEY SHEET

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

LEGEND

- P.O.B. ----- POINT OF BEGINNING
- P.O.C. ----- POINT OF COMMENCEMENT
- P.B. ----- PLAT BOOK
- D.B. ----- DEED 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
- R.P.B. ----- ROAD PLAT BOOK
- U.E. ----- UTILITY EASEMENT
- D.E. ----- DRAINAGE EASEMENT
- S.I.D. ----- SEMINOLE IMPROVEMENT DISTRICT
- L.M.A.E. ----- LAKE MAINTENANCE ACCESS EASEMENT
- R.P.E. ----- RURAL PARKWAY EASEMENT
- 7-43-41 ----- SECTION-TOWNSHIP-RANGE
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- HOA ----- HOMEOWNERS ASSOCIATION
- PRM ----- PERMANENT REFERENCE MONUMENT
- ----- PERMANENT CONTROL POINT
- ----- FOUND PERMANENT REFERENCE MONUMENT
- ----- SET 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 7768"

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



LINE DATA TABLE

NO.	BEARING	LENGTH
L1	S 89°46'44" E	202.29'
L2	S 00°13'16" W	50.00'
L3	S 89°46'44" E	100.03'
L4	N 00°13'16" E	50.00'
L5	S 89°46'44" E	109.40'
L6	N 88°20'27" W	110.00'

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")

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.

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).



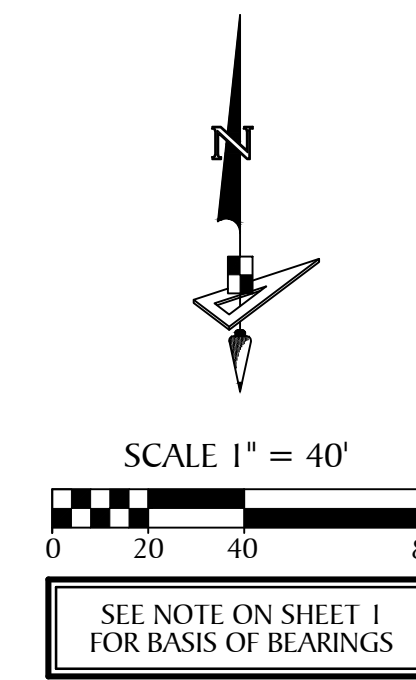
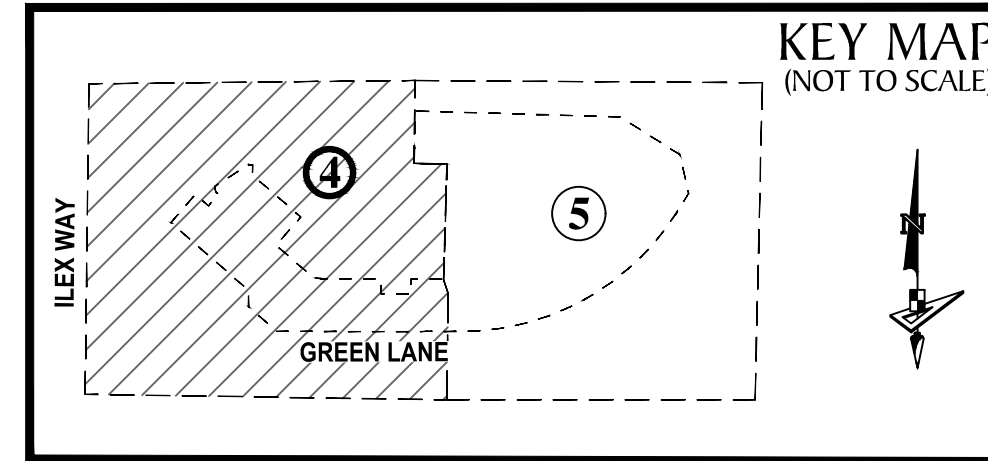
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LEGEND

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SKY COVE SOUTH - PHASE 1 B

A SUBDIVISION IN SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF TRACT "N", SKY COVE SOUTH - PHASE 1 A, PLAT BOOK ___, PAGES ___ THROUGH ___, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA



MATCH LINE SEE SHEET 5

N88°20'27"W 110.00'
S1°40'27"W 50.00'
(TOTAL)

O.S.T. #14 (SKY COVE SOUTH - PHASE 1 A) (P.B. ___, PG(s) __-__)
PLAT LIMITS
109.40'
S89°46'44"E

SEA TURTLE PLACE TRACT "B" (HOA) (TOTAL)
N89°46'44"W 157.49'

N89°46'44"W 158.01' (TOTAL)

N89°46'44"W 202.29'

N89°46'44"W 202.29'

N89°46'44"W 202.29'

N89°46'44"W 202.29'

N89°46'44"W 202.29'

N89°46'44"W 202.29'

N89°46'44"W 202.29'

N89°46'44"W 202.29'

N89°46'44"W 202.29'

N89°46'44"W 202.29'

N89°46'44"W 202.29'

N89°46'44"W 202.29'

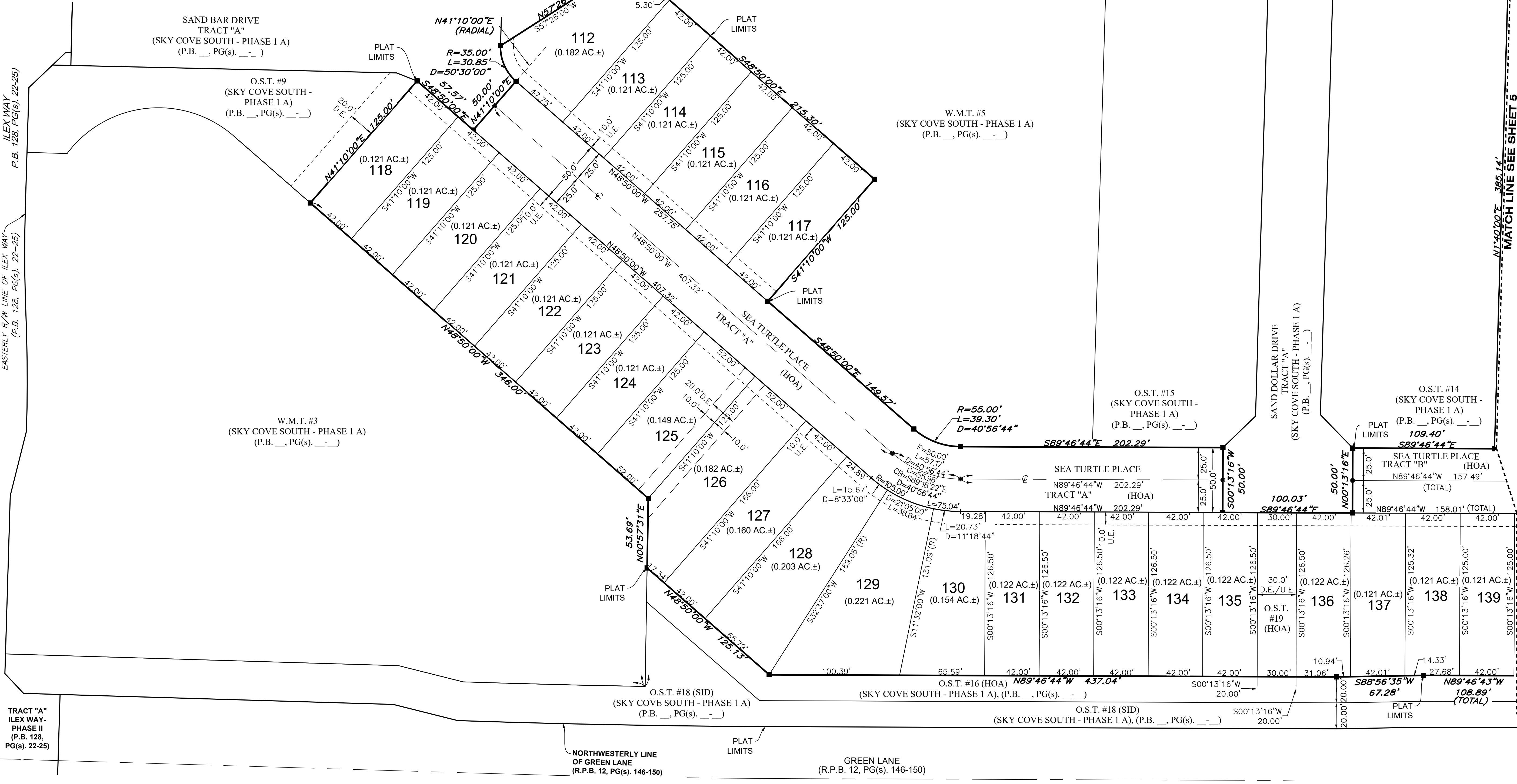
N89°46'44"W 202.29'

N89°46'44"W 202.29'

N89°46'44"W 202.29'

N89°46'44"W 202.29'

N89°46'44"W 202.29'



TRACT "A" ILEX WAY - PHASE II (P.B. 128, PG(s) 22-25)

NORTHWESTERLY LINE OF GREEN LANE (R.P.B. 12, PG(s) 146-150)

GREEN LANE (R.P.B. 12, PG(s) 146-150)

GeoPoint
Surveying, Inc.

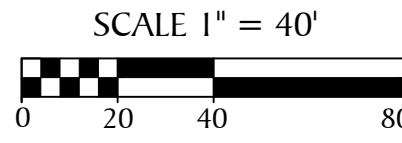
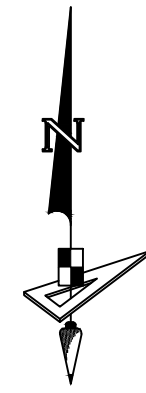
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Sheet No. 4 of 5 Sheets

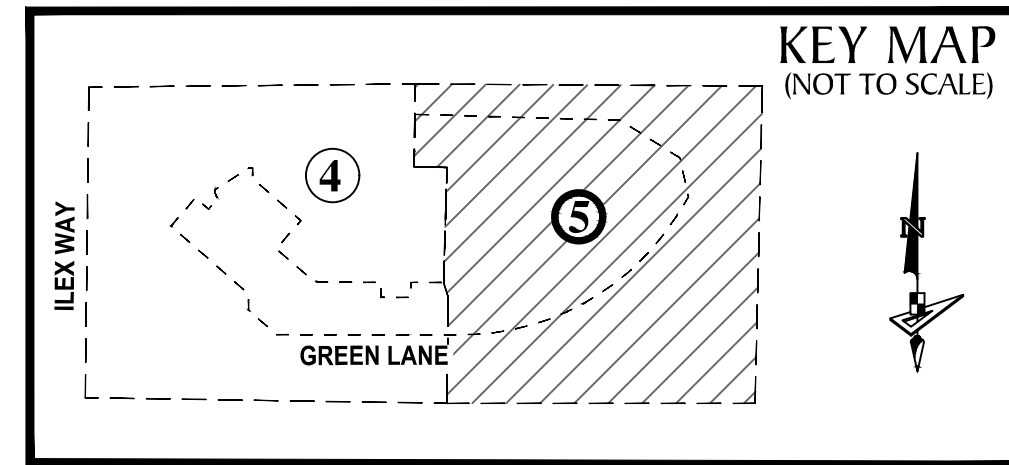
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P.O.C. - NORTHEAST CORNER OF SECTION 1, TOWNSHIP 43 S., RANGE 40 E.

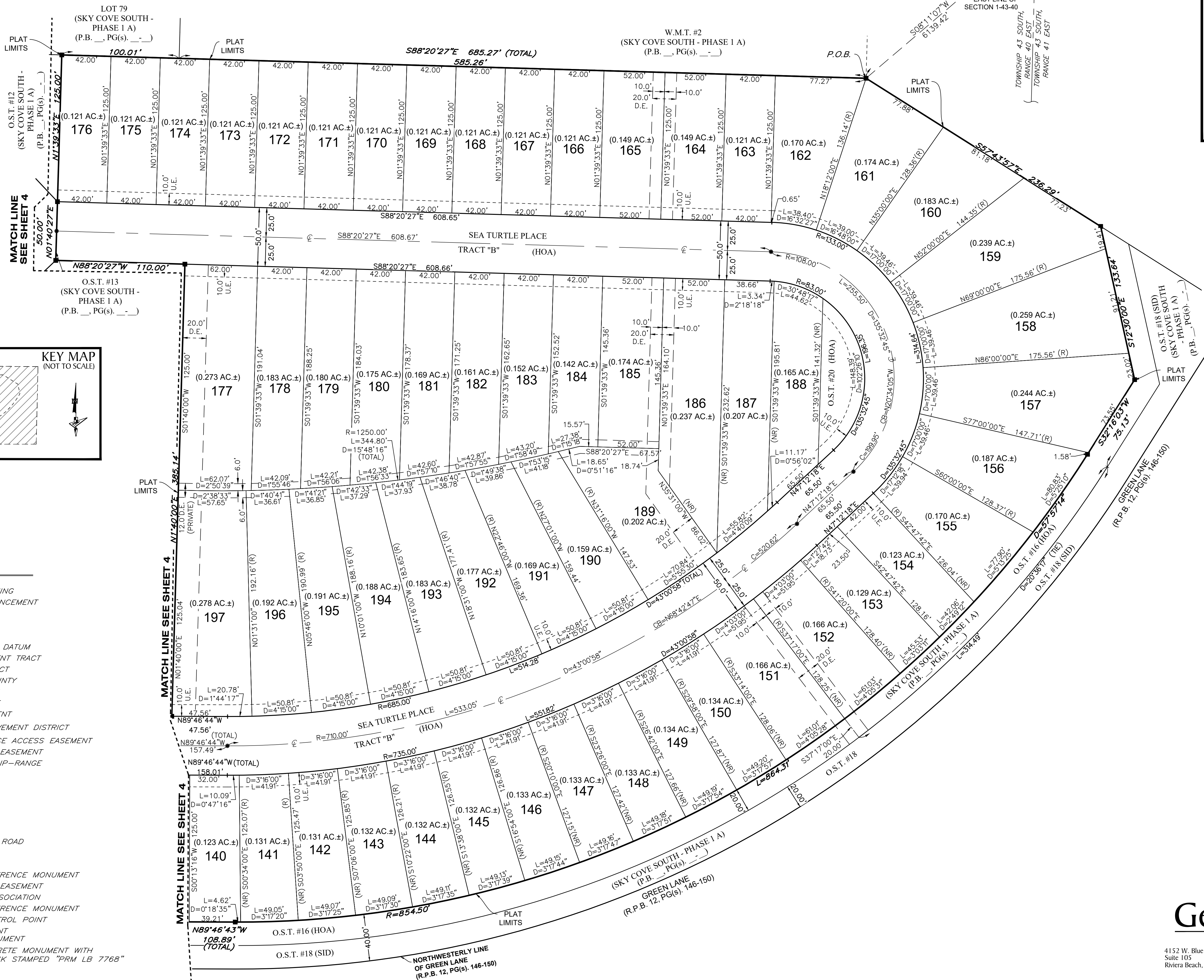


SEE NOTE ON SHEET 1 FOR BASIS OF BEARINGS



LEGEND

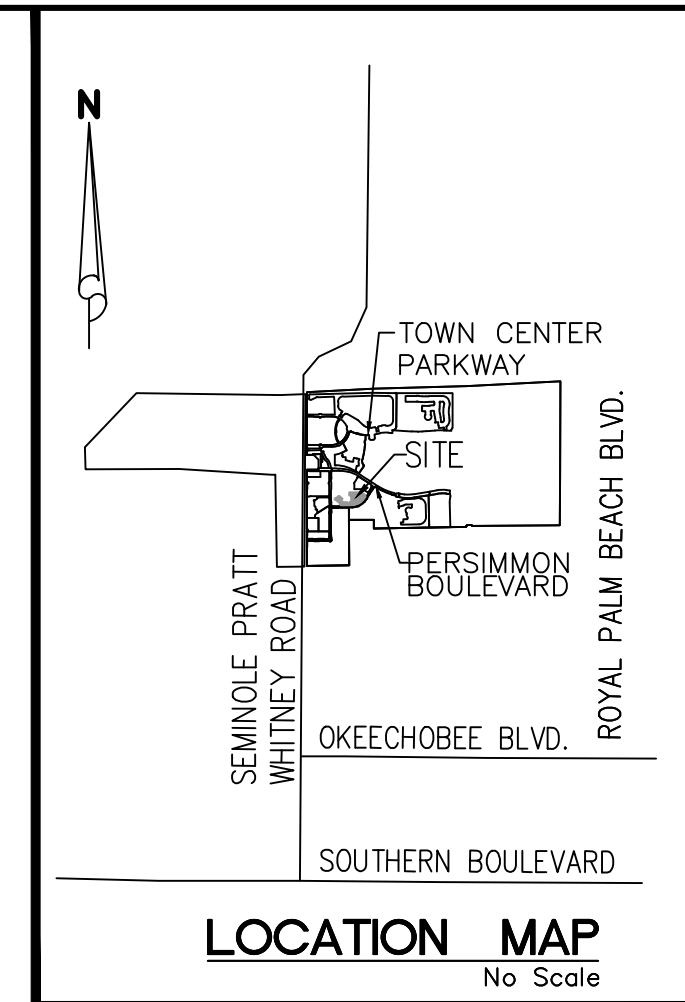
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Sheet No. 5 of 5 Sheets



DESCRIPTION

COMMENCE AT THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, THENCE S.01°33'05"W, ALONG THE EAST BOUNDARY LINE OF SAID SECTION 1, A DISTANCE OF 4842.94 FEET TO THE NORTHEAST CORNER OF SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST; THENCE N.88°49'03"W, ALONG THE NORTH LINE OF SAID SECTION 12, A DISTANCE OF 871.66 FEET; THENCE S.01°10'57"W, A DISTANCE OF 321.07 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE PERSIMMON BOULEVARD EAST, AS SHOWN ON PERSIMMON BOULEVARD EAST-PLAT 2, RECORDED IN PLAT BOOK 128, PAGE 16 THROUGH 19, INCLUSIVE, OF SAID PUBLIC RECORDS; THENCE S.32°01'05"W, A DISTANCE OF 124.85 FEET TO A POINT ON THE BOUNDARY OF SCHOOL SITE PLAT, AS RECORDED IN PLAT BOOK 128, PAGE 20 AND 21, OF SAID PUBLIC RECORDS; THENCE THE FOLLOWING COURSE BEING ALONG THE WESTERLY AND SOUTHERLY LINE OF SAID SCHOOL SITE PLAT: THENCE S.32°15'14"W, A DISTANCE OF 330.53 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, WITH A RADIUS OF 100.00 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30°37'49", A DISTANCE OF 53.46 FEET; THENCE S.01°37'25"W, A DISTANCE OF 301.20 FEET; THENCE S.88°20'27"E, A DISTANCE OF 407.12 FEET; THENCE S.01°39'33"E, DEPARTING SAID SOUTHERLY LINE OF SCHOOL SITE PLAT, A DISTANCE OF 184.00 FEET TO THE **POINT OF BEGINNING**; THENCE S.57°43'57"E, A DISTANCE OF 236.29 FEET; THENCE S.12°30'00"E, A DISTANCE OF 133.64 FEET; THENCE S.32°16'03"W, A DISTANCE OF 75.13 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 854.50 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°57'14", A DISTANCE OF 864.31 FEET TO A POINT OF TANGENCY; THENCE N.89°46'43"W, A DISTANCE OF 108.89 FEET; THENCE S.88°56'35"W, A DISTANCE OF 67.28 FEET; THENCE N.89°46'44"W, A DISTANCE OF 437.04 FEET; THENCE N.48°50'00"W, A DISTANCE OF 125.13 FEET; THENCE N.00°57'31"E, A DISTANCE OF 53.69 FEET; THENCE N.48°50'00"W, A DISTANCE OF 346.00 FEET; THENCE N.41°10'00"E, A DISTANCE OF 125.00 FEET; THENCE S.48°50'00"E, A DISTANCE OF 57.57 FEET; THENCE N.41°10'00"E, A DISTANCE OF 50.00 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 35.00 FEET AND A RADIAL BEARING OF N.41°10'00"E, AT SAID INTERSECTION; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 50°30'00", A DISTANCE OF 30.85 FEET; THENCE N.57°26'00"E, A DISTANCE OF 134.72 FEET; THENCE S.88°20'00"E, A DISTANCE OF 13.62 FEET; THENCE S.01°40'00"W, A DISTANCE OF 33.34 FEET; THENCE S.48°50'00"E, A DISTANCE OF 215.30 FEET; THENCE S.41°10'00"W, A DISTANCE OF 125.00 FEET; THENCE S.48°50'00"E, A DISTANCE OF 149.57 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, WITH A RADIUS OF 55.00 FEET; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 40°56'44", A DISTANCE OF 39.30 FEET; THENCE S.89°46'44"E, A DISTANCE OF 202.29 FEET; THENCE S.00°13'16"W, A DISTANCE OF 50.00 FEET; THENCE S.89°46'44"E, A DISTANCE OF 100.03 FEET; THENCE N.00°13'16"E, A DISTANCE OF 50.00 FEET; THENCE S.89°46'44"E, A DISTANCE OF 109.40 FEET; THENCE N.01°40'00"E, A DISTANCE OF 385.14 FEET; THENCE N.88°20'27"W, A DISTANCE OF 110.00 FEET; THENCE N.01°40'27"E, A DISTANCE OF 50.00 FEET; THENCE N.01°39'33"E, A DISTANCE OF 125.00 FEET; THENCE S.88°20'27"E, A DISTANCE OF 685.27 FEET TO THE **POINT OF BEGINNING**.
CONTAINING: 694,659 SQUARE FEET OR 15.947 ACRES, MORE OR LESS.

SURVEYOR'S NOTES:

- EASEMENTS, RIGHTS-OF-WAYS, SET BACK LINES, RESERVATIONS, AGREEMENTS AND OTHER SIMILAR MATTERS TAKEN FROM OWNERSHIP AND ENCUMBRANCE REPORT PREPARED BY FOUNDERS TITLE, DATED MAY 11, 2018.
 - THIS SURVEY IS LIMITED TO ABOVE GROUND VISIBLE IMPROVEMENTS ALONG AND NEAR THE BOUNDARY LINES, AND THAT NOTHING BELOW THE GROUND WAS LOCATED INCLUDING, BUT NOT LIMITED TO FOUNDATIONS (FOOTINGS), UTILITIES, ETC. (INTERIOR OCCUPATION NOT LOCATED).
 - BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON THE NORTH BOUNDARY OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, HAVING A GRID BEARING OF S.89°48'53"E. THE GRID BEARINGS, AS SHOWN HEREON, REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICA DATUM OF 1983 (NAD 83 - '07) FOR THE EAST ZONE OF FLORIDA. SAID BASIS OF BEARING IS THE SAME IN THE NORTH AMERICAN DATUM OF 1983 (NAD 83 - '90).
 - THE SUBJECT PROPERTY LIES WITHIN THE CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, WHERE THE FLOOD ZONE IS UNDETERMINED AT THE TIME OF THIS SURVEY.
 - THIS SURVEY IS BASED ON PREVIOUS FIELD SURVEYS, DOCUMENTS OF RECORD, FOUND MONUMENTS, EXHIBITS, AND HISTORICALLY USED CORNERS, AS WELL AS THE LEGAL DESCRIPTION SHOWN HEREON. IMPROVEMENTS LIKE UTILITIES UNDER CONSTRUCTION ARE NOT LOCATED FOR THE PURPOSE OF SHOWING THE BOUNDARY OF A PROPOSED PLAT.
- THE FOLLOWING ARE REFERENCE SURVEYS USED IN DETERMINING THE BOUNDARY LOCATION FOR CALLERY JUDGE GROVES:
- THE 'M' CANAL ROAD RIGHT OF WAY MAP, RECORDED IN ROAD PLAT BOOK 6, PAGE 136.
 - BOUNDARY SURVEY OF RESIDENTIAL AT CALLERY JUDGE GROVES, PREPARED BY LIDBERG LAND SURVEYING, INC. (JOB NO.: 04-106-101C), DATED OCTOBER 5, 2007.
 - SKETCH OF SURVEY, PREPARED BY S.P. MUSICK, DATED MARCH 5, 1965.
- 6) ALL BEARINGS AND DISTANCES (UNITED STATES SURVEY FEET) AS SHOWN HEREON ARE AS DESCRIBED AND MEASURED UNLESS OTHERWISE NOTED. MEASUREMENTS MADE ARE TO THE ACCURACY STANDARD OF SUBURBAN OR 1 FOOT IN 7500 FEET.
- 7) SID AND SWCD EASEMENTS WITHIN BOUNDARY HAVE BEEN RELEASE PER O.R. 28084, PG. 0985.

EASEMENTS AND OTHER MATTERS AFFECTING TITLE:

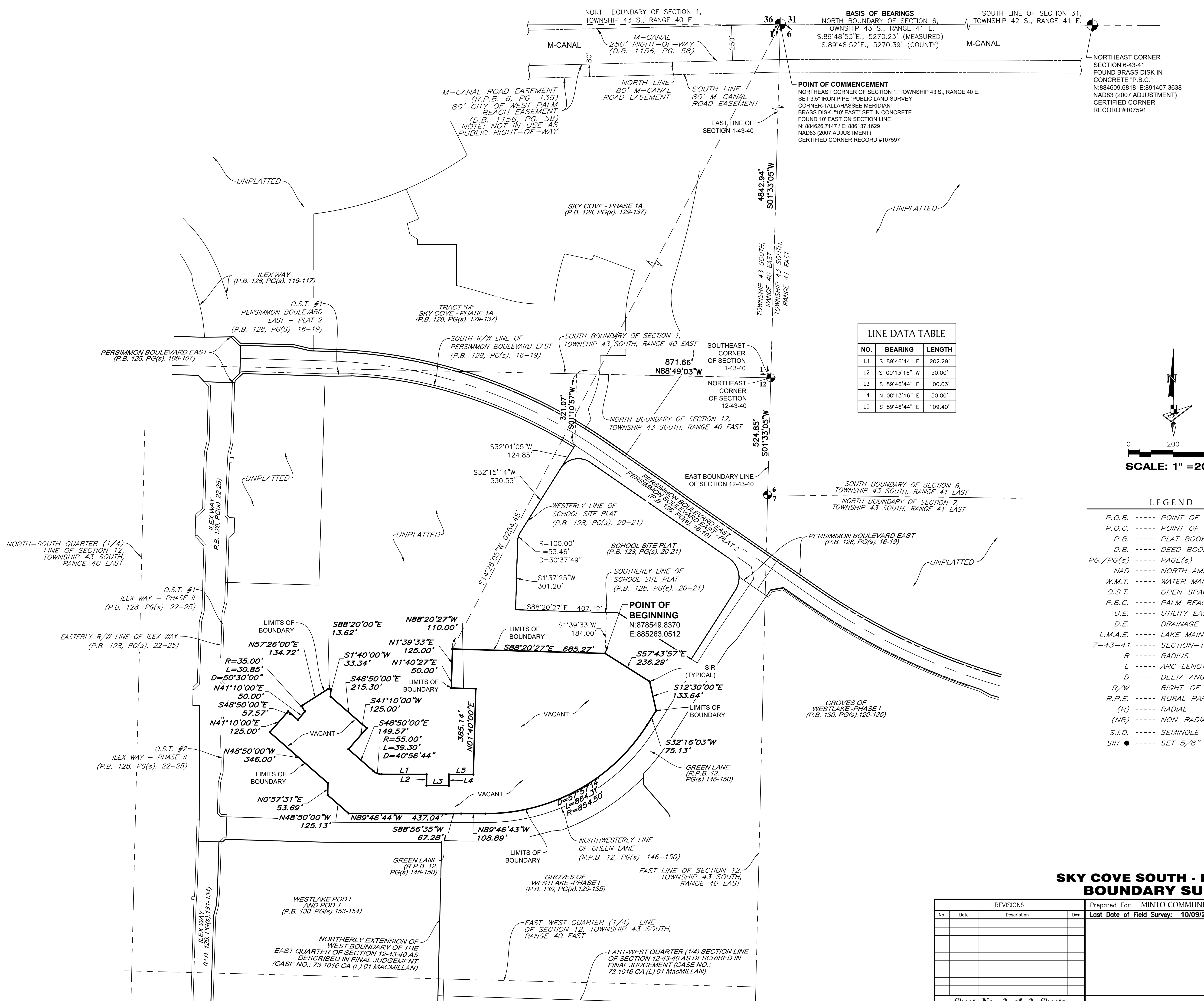
- TERMS, CONDITIONS, RIGHTS AND RESERVATIONS CONTAINED IN THAT AGREEMENT BETWEEN WEST PALM BEACH WATER COMPANY AND INDIAN TRAIL RANCH, INC., RECORDED SEPTEMBER 25, 1966, IN OFFICIAL RECORDS BOOK 1156, PAGE 36 AND THAT DEED BETWEEN INDIAN TRAIL RANCH, INC. AND THE CITY OF WEST PALM BEACH, RECORDED IN OFFICIAL RECORDS BOOK 1156, PAGE 58, TOGETHER WITH AND AFFECTED BY ASSIGNMENT, RECORDED IN OFFICIAL RECORDS BOOK 1854, PAGE 1826 AND AGREEMENT BETWEEN CITY OF WEST PALM BEACH AND CITY NATIONAL BANK OF MIAMI BEACH, TRUSTEE, RECORDED IN OFFICIAL RECORDS BOOK 1854, PAGE 1838, THAT ASSIGNMENT, RECORDED IN OFFICIAL RECORDS BOOK 8405, PAGE 1104 AND BY DEED RECORDED IN OFFICIAL RECORDS BOOK 1854, PAGE 1803, QUIT CLAIM DEED AND AGREEMENT FOR RESERVATION OF RIGHTS, RECORDED IN OFFICIAL RECORDS BOOK 14742, PAGE 1196, AND PARTIAL RELEASE OF EASEMENTS AND RESERVATIONS OF RIGHTS, RECORDED FEBRUARY 3, 2016, IN OFFICIAL RECORDS BOOK 28084, PAGE 985, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- INTERLOCAL AGREEMENT BETWEEN PALM BEACH COUNTY AND THE SEMINOLE IMPROVEMENT DISTRICT, RECORDED APRIL 26, 2006, IN OFFICIAL RECORDS BOOK 20252, PAGE 184, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- MATTERS AS CONTAINED ON THAT CERTAIN PLAT OF TOWN CENTER PARKWAY NORTH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 123, PAGE 106, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- RECORDED NOTICE OF ENVIRONMENTAL RESOURCE PERMIT BY SOUTH FLORIDA WATER MANAGEMENT DISTRICT, RECORDED AUGUST 13, 2015, IN OFFICIAL RECORDS BOOK 27737, PAGE 15, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- NOTICE OF WESTLAKE COMMUNITY FOUNDATION FEE, RECORDED JANUARY 16, 2018, IN OFFICIAL RECORDS BOOK 29588, PAGE 1066 AND CORRECTIVE WESTLAKE COMMUNITY FOUNDATION FEE, RECORDED JANUARY 24, 2018, IN OFFICIAL RECORDS BOOK 29609, PAGE 1177, BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- DECLARATION OF RESTRICTIONS, COVENANTS, AND EASEMENTS FOR WESTLAKE RESIDENCES, RECORDED JANUARY 16, 2018, IN OFFICIAL RECORDS BOOK 29588, PAGE 766, TOGETHER WITH FIRST AMENDMENT TO DECLARATION, RECORDED MAY 1, 2018, IN OFFICIAL RECORDS BOOK 29818, PAGE 284, BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- COLLATERAL ASSIGNMENT OF DECLARANT RIGHTS BY AND BETWEEN MINTO PBL, LLC AND WELLS FARGO BANK, NATIONAL ASSOCIATION, RECORDED JANUARY 25, 2018, IN OFFICIAL RECORDS BOOK 29611, PAGE 673, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. TO THE PERSON(S) EXPRESSLY IDENTIFIED BY NAME IN THE PROPERTY INFORMATION REPORT AS THE RECIPIENT(S) OF THE PROPERTY INFORMATION REPORT.

**SKY COVE SOUTH - PHASE 1B
BOUNDARY SURVEY**

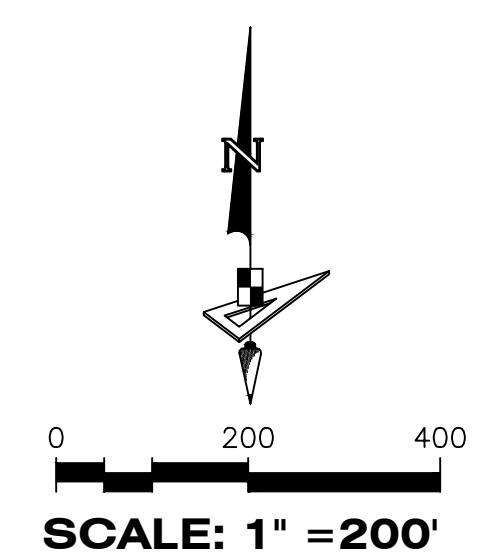
REVISIONS				Prepared For: MINTO COMMUNITIES, LLC
No.	Date	Description	Dwn.	Last Date of Field Survey: 10/09/20
				SURVEYOR'S CERTIFICATE This certifies that a survey of the hereon described property was made under my supervision and meets the Standards of Practice set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 51-17.050, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes. Luis J. Ortiz FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS7006 Check: GAR P.C.: DC-9 Field Book: 2020/30w-28 RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

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

Drawn: SAB | Date: 10-08-2020 | Data File: WESTLAKE SKYCOVE SOUTH - PH 1B
Check: GAR | P.C.: DC-9 | Field Book: 2020/30w-28
Section: 12 Twn. 43S Rng. 40E | Job #: SKY COVE SOUTH-PH1B_E



LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	S 89°46'44" E	202.29'
L2	S 00°13'16" W	50.00'
L3	S 89°46'44" E	100.03'
L4	N 00°13'16" E	50.00'
L5	S 89°46'44" E	109.40'



- LEGEND**
- P.O.B. ----- POINT OF BEGINNING
 - P.O.C. ----- POINT OF COMMENCEMENT
 - P.B. ----- PLAT BOOK
 - D.B. ----- DEED BOOK
 - PG./PG(s) ----- PAGE(S)
 - NAD ----- NORTH AMERICAN DATUM
 - W.M.T. ----- WATER MANAGEMENT TRACT
 - O.S.T. ----- OPEN SPACE TRACT
 - P.B.C. ----- PALM BEACH COUNTY
 - U.E. ----- UTILITY EASEMENT
 - D.E. ----- DRAINAGE EASEMENT
 - L.M.A.E. ----- LAKE MAINTENANCE ACCESS EASEMENT
 - 7-43-41 ----- SECTION-TOWNSHIP-RANGE
 - R ----- RADIUS
 - L ----- ARC LENGTH
 - D ----- DELTA ANGLE
 - R/W ----- RIGHT-OF-WAY
 - R.P.E. ----- RURAL PARKWAY EASEMENT
 - (R) ----- RADIAL
 - (NR) ----- NON-RADIAL
 - S.I.D. ----- SEMINOLE IMPROVEMENT DISTRICT
 - SIR ● ----- SET 5/8" IRON ROD LB7768 (UNLESS OTHERWISE NOTED)

**SKY COVE SOUTH - PHASE 1B
BOUNDARY SURVEY**

REVISIONS				Prepared For: MINTO COMMUNITIES, LLC	
No.	Date	Description	Dwn.	Last Date of Field Survey: 10/09/20	

GeoPoint
Surveying, Inc.

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

Drawn: SAB Date: 10-08-2020 Data File: WESTLAKE SKYCOVE SOUTH - PH 1B
Check: GAR P.C.: DC-8 Field Book: 2020/30w-28
Section: 12 Twn. 43S Rng. 40E Job #: SKY COVE SOUTH-PH1B_S



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

DATE: 11/12/2020
PETITION NUMBER: ENG-2020-27
DESCRIPTION: Pod N (Sky Cove South) Phase 1B - Plat
APPLICANT: Cotleur-Hearing
OWNER: Label and Co. Developments, Inc.
REQUEST: Plat Review
LOCATION: Westlake, Florida
STAFF REVIEW: **RECOMMENDED APPROVAL**

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

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

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

File Attachments for Item:

C. 7-Eleven 1.0 - Master Sign Plan Amendment

Submitted By: Planning & Zoning

RESOLUTION 2020-38

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

Meeting Agenda Item Coversheet

MEETING DATE:	12/14/2020	Submitted By: Gina Lawrence	
SUBJECT: <i>This will be the name of the Item as it will appear on the Agenda</i>	7-Eleven 1.0 - Master Sign Plan Amend (Resolution 2020-37)		
STAFF RECOMMENDATION: (MOTION READY)	Recommendation for Approval		
SUMMARY and/or JUSTIFICATION:	<p>The following additional amendments are requested, as follows:</p> <p>1) The owner entered into an agreement with EXON to provide fuel, and as such, EXON requested signage details to reflect their branding. One of which is a change to the canopy color at the fueling stations, which has been revised to white. The white canopy color is the owner's preference, as well as the City's (over the red canopy color EXON had originally requested).</p> <p>2) Planning and Zoning requested street address numbers be added to the monument sign, which is now included.</p> <p>3) Finally, 7-Eleven's corporate office requested an additional Car Wash sign, increasing the number of signs originally proposed from 1 to 3, which may be considered a waiver to the number of signs on the Car Wash building (although the Car Wash building should not be considered as a "Principal Structure"). These changes are as follows:</p> <ul style="list-style-type: none"> • one sign will remain on the north side of the building; • one sign has been added to the south side of the building; • the sign originally located on the east side, at the "Entrance" to the car wash has been relocated to the west side of the building, at the "Exit" to the car wash, and now will be fronting Seminole Pratt Whitney. <p>The applicant is proposing two (2) "Car Wash" signs on the accessory structure-Car Wash- that are not facing Seminole Pratt Whitney Road. However, the City Code allows for one (1) wall sign fronting a R-O-W. One (1) sign faces north and the second (2) sign faces south.</p> <p>All other signage size and location on the site remains consistent with the original approval.</p>		
SELECT, if applicable	AGREEMENT:		BUDGET:
	STAFF REPORT:		PROCLAMATION:
	EXHIBIT(S):		OTHER:

<p>IDENTIFY EACH ATTACHMENT. <i>For example, an agreement may have 2 exhibits, identify the agreement and Exhibit A and Exhibit B</i></p>			
<p>SELECT, if applicable</p>	<p>RESOLUTION:</p>	<p>ORDINANCE:</p>	
<p>IDENTIFY FULL RESOLUTION OR ORDINANCE TITLE <i>(if Item is not a Resolution or Ordinance, please erase all default text from this field's textbox and leave blank)</i></p>	<p><Enter Short Resolution/Ordinance Title Here></p> <p><ENTER FULL RESOLUTION/ORDINANCE TITLE HERE></p>		
<p>FISCAL IMPACT (if any):</p>			<p>\$</p>



City of Westlake

Planning and Zoning Department – Staff Report

City Council Meeting 12/14/2020

PETITION DESCRIPTION

PETITION NUMBER: MSP-2020-01 7-Eleven 1.0 Master Sign Plan
OWNER: Westlake Fueling, LLC
APPLICANT: Cotleur & Hearing
ADDRESS: 4670 Seminole Pratt Withney Road
PCN: 774040312060010000

REQUEST: The applicant is requesting approval for a Master Sign Plan for 7-Eleven 1.0. Gas Station, Convenience Store Facility and Car Wash per Chapter 6. Sign. Section 6.9 Master Sign Plan, the subject application includes three (3) waivers.

SUMMARY

The applicant is requesting approval for a Master Sign Plan for 7-Eleven 1.0. Gas Station and Convenience Store Facility, and Car Wash. Per Chapter 6. Sign. Section 6.9 Master Sign Plan, the subject application includes the following **three (3) waivers** to the building façade signage:

1. The proposed 7-Eleven logo sign on the west side is six (6) feet in height. However, the City Code maximum allowable height is three (3) feet.
2. The applicant is proposing two (2) wall signs on the primary structure-Convenience Store-facing Seminole Pratt Whitney Road. However, the City Code allows for one (1) wall sign fronting a R-O-W.
3. The applicant is proposing two (2) “Car Wash” signs on the accessory structure-Car Wash that are not facing Seminole Pratt Whitney Road. However, the City Code allows for one (1) wall sign fronting a R-O-W. One (1) sign faces north and the second (2) sign faces south.

STAFF RECOMMENDATION

Based upon the facts and findings contained herein, the Department of Planning and Zoning recommends approval of the subject application with the following conditions :

1. Relocate numerical portion of address on side of monument sign. Currently, proposed drawings are showing address on base of monument sign.
2. Exxon fuel canopy color to be white in accordance with the most recent revised signage specifications.

BACKGROUND

In 2019, the City of Westlake received an application to develop a 7-Eleven Gas facility including a 4,500 sq. ft. convenience store, a 16-position fueling station and a car wash. The subject parcel is located West of the Packing House, on the East side of Seminole Pratt Whitney Road and across from the Seminole Ridge High School (South of Pod K). The subject application was reviewed by the City of Westlake staff (Planning and Zoning, Landscaping and Engineering), Palm Beach County Fire Rescue and the Seminole Improvement District (SID). The City Council approved the subject application on June 17, 2019.

In 2020, the applicant submitted a site plan amendment that was reviewed by the City of Westlake staff (Planning and Zoning, Landscaping and Engineering), Palm Beach County Fire Rescue and the Seminole Improvement District (SID). The City Council approved the subject site plan amendment application on August 10, 2020.

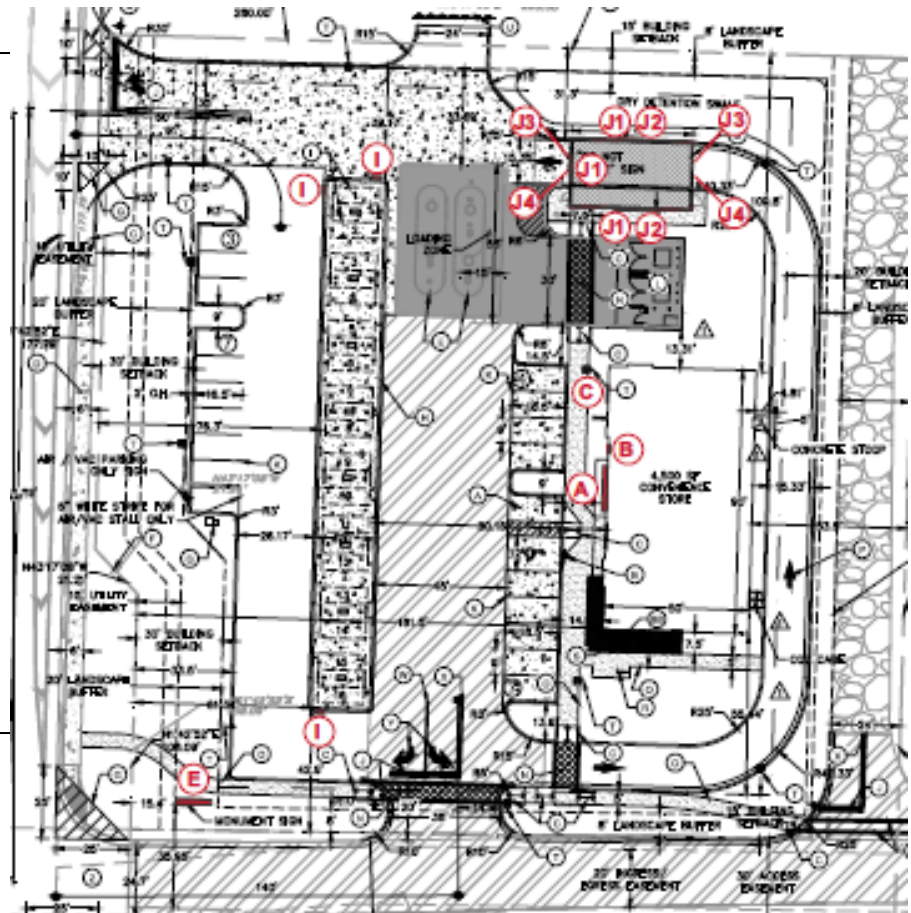
STAFF ANALYSIS

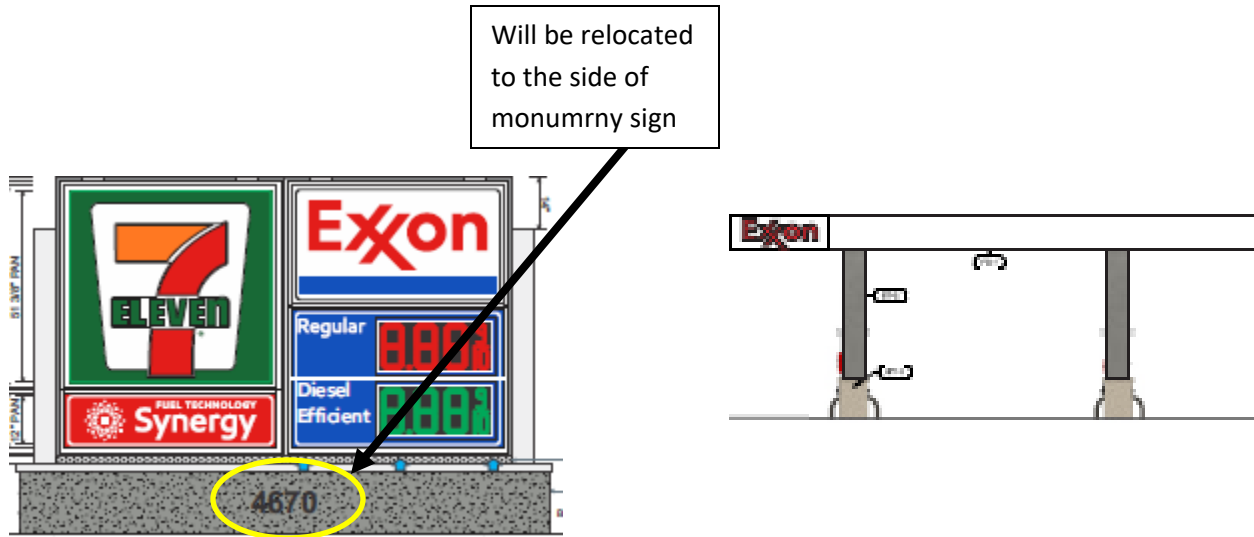
The applicant is requesting approval for a Master Sign Plan for 7-Eleven 1.0. Gas Station and Convenience Store Facility. Per Chapter 6. Sign. Section 6.9 Master Sign Plan, the subject application includes three (3) waivers. In addition, Exxon signage has been integrated into the ground sign as well as, the fuel canopy. Exxon had originally requested the fuel canopy to be the color red. Staff recommends a white canopy to remain consistent with the modern style of the building's architecture.

The proposed Master Sign Plan includes the following signs:

Signs included in the Master Sign Plan:

- A- Wall Sign
- B- Window Sign
- C- Wall Sign (Logo)
- E- Monument Sign
- I- Canopy Signs
- J1- 16" Car Wash Channel Letter
- J2- Car Wash Tri-stripe ACM Panels
- J3- Car Wash Entrance/Exit Panels
- J4- Car Wash Clearance Bars





Per Chapter 6. Sign. Section 6.9 Master Sign Plan: *The City Council, at the time of development order or site plan approval or amendment, maywaive one or more of the requirements of this chapter as part of a master sign plan. A master sign plan may be considered for two or more signs.*

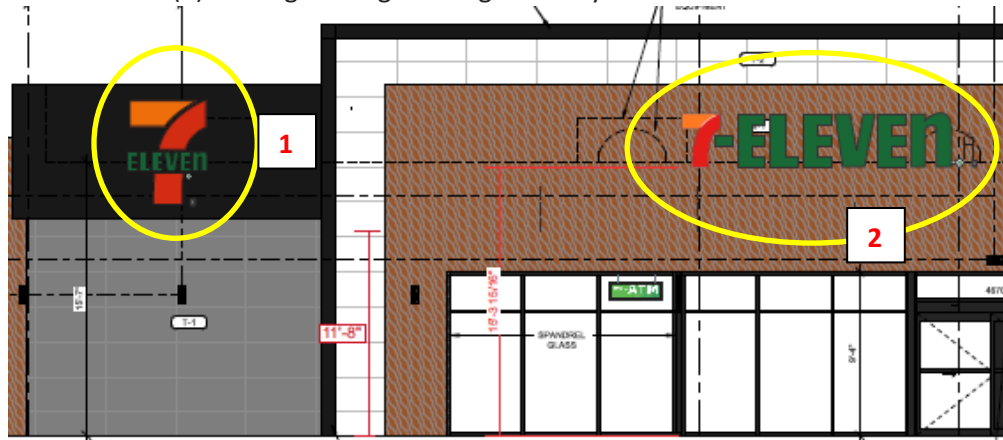
(A) *The City Council may vary the size, setback requirements, number, and type of signs as part of a master sign plan application, provided the city council determines an application complies with the general intent and purpose of this chapter.*

As part of the subject Master Sign Plan, the applicant is requesting the following three (3) waivers to the building(s) façade signage:

1. Height of Sign: The 7-Eleven proposed logo sign on the west side is six (6) feet in height. Per *Chapter 6, Signs, Section 6.20 Permitted Signs, Wall Sign for Principal Structure or Building Identification or Principal Tenant.* The code maximum height is thirty-six (36) inches (3 feet).



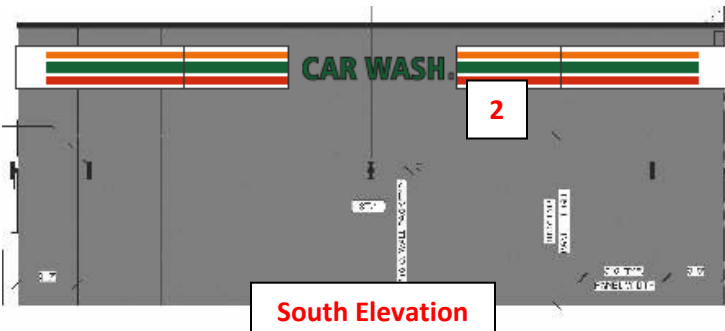
- Number of Signs: The applicant is proposing two (2) wall sign. Per Chapter 6, Signs, Section 6.20 Permitted Signs, Wall Sign for Principal Structure or Building Identification or Principal Tenant, the code allows for one (1) wall sign facing each right of way.



- Number of Signs: The applicant is proposing two (2) "Car Wash" signs on the accessory structure-Car Wash that are **not** facing Seminole Pratt Whitney Road. However, the City Code allows for one (1) wall sign fronting a R-O-W. One (1) sign faces north and the second (2) sign faces south.



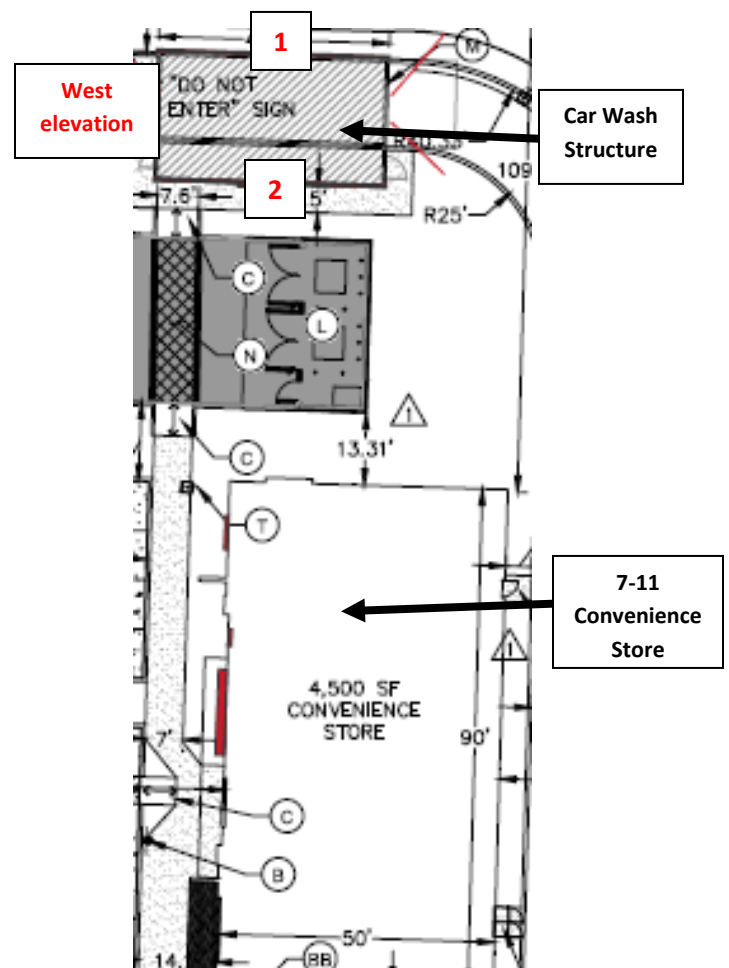
North Elevation



South Elevation



West Elevation facing Seminole Pratt Whitney Road



The subject application consistent with Chapter 6, Sign, Section 6.9 Master Sign Plan as follows. See below for Code specifics:

The applicant is requesting approval for a Master Sign Plan for 7-Eleven 1.0. Gas Station and Convenience Store Facility. The subject application includes three (3) waivers.

- (C) The master sign plan shall indicate location, number, size, font, color, type of sign, landscaping, and illumination of proposed sign(s). The Master Sign Plan shall be guided by the purpose and intent section of this chapter. Application for a master sign plan shall include the following:
 - (1) An overall plan identifying location of all proposed signs on the parcel, except window signs.
The location of window signs may be included, but it is not mandatory.
 - (2) The layout of all proposed signs including:
 - (a) Elevations plans drawn to scale and depicting all permanent signs placed or to be placed on the building on the parcel.
 - (b) A plan, drawn to scale, indicating the location of all permanent freestanding signs erected or to be erected on the parcel, including setbacks; depicting the sign type, dimensions, color, style, material, and copy area; and the method of supporting the signs;
 - (c) For signs providing for more than one (1) occupant, the amount of sign area allocated for each occupant shall be indicated.
 - (d) The types of illumination to be used for each type of sign.
 - (e) Method of attachment for all signs placed or to be placed on the building or the parcel.
 - (3) A calculation of copy area for each individual sign.
 - (4) The placement of signs on the building(s).
 - (5) A deviation table on drawing identifying deviations from the requirements of this Chapter.

The applicant is requesting Three (3) waivers from the following code section:

Sign Type	Max. Size of Copy Area	Max. Sign Faces	Max. Number of Signs	Max. Sign Structure Dimensions ¹	Additional Requirements	Requested Waivers
Wall Sign for Principal Structure or Building Identification or Principal Tenant	90 square feet	1	One set of 2 signs [Principal Structure or Building name and Principal Tenant name] on façade(s) fronting ROW	N/A	<p>Sign(s) must be located at top of building, and/or below second floor line.</p> <p>Sign letters shall not exceed 36 inches in height including lowercase letters.</p> <p>Sign for building and tenant identification purposes.</p> <p>Each building is allowed a principal tenant wall sign.</p> <p>Maximum 1 name or message per sign.</p> <p>Sign(s) shall not exceed 80 percent of the width of the building, with a minimum of 10 percent clear area on each outer edge of the building.</p>	<p>1. Logo Size is six (6) feet instead of three (3) feet.</p> <p>2. Convenience Store: Two (2) Signs instead of one (1).</p> <p>3. Car Wash Structure: Two (2) signs that are not facing Seminole Pratt Whitney Road</p>

FINAL REMARKS

MSP-2020-01 will be heard by the City Council on December 14, 2020. The public hearing was advertised in compliance with the City's code.

Based upon the facts and findings contained herein, the Department of Planning and Zoning recommends approval of the subject application with the following conditions :

1. Relocate numerical portion of address on side of monument sign. Currently, proposed drawings are showing address on base of monument sign.
2. Exon fuel canopy color to be white in accordance with the most recent revised signage specifications.

RESOLUTION 2020-38

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

WHEREAS, the City’s Interim Land Development Regulations, Chapter 6, Sign Code, Section 6.9, provides procedures for the review and adoption of Master Sign Plans by the City Council; and

WHEREAS, the applicant, Cotleur & Hearing, on behalf of the developer Westlake Fueling, LLC, has submitted application for approval of a Master Sign Plan review and approval for 7-Eleven 1.0, The property is located at 4670 Seminole Pratt Whitney Road, Westlake, Florida, 33470, containing approximately 1.89 acres, legally described in the attached Exhibit “A”; and

WHEREAS, the applicant, Cotleur & Hearing, on behalf of Westlake Fueling, LLC, the owner submitted a Master Sign Plan application, MSP-2020-01, including three waivers for 7-Eleven 1.0, with a gas station, car wash and convenience store; and

WHEREAS, the City staff have reviewed the proposed Master Sign Plan, MSP 2020-02, as provided in the attached Exhibit “B”, (Master Sign Plan), and recommends approval of the same; and

WHEREAS, the Master Sign Plan is consistent with all the requirements of the City of Westlake’s sign code, the City Manager and the City staff recommends approval of the Master Sign Plan with the conditions as set forth herein; and

WHEREAS, pursuant to law, notice has been given by publication in a paper of general circulation in Palm Beach County, notifying the public of this proposed resolution and of the public hearing; and

WHEREAS, the City Council for the City of Westlake finds that based upon the evidence submitted the adoption an implementation of this resolution is in the best interest and welfare of the residents of the City of Westlake.

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

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

Section 2: Approval of Master Sign Plan: The City Council for the City of Westlake hereby approves the Master Sign Plan for 7-Eleven 1.0, which contains approximately 1.89 acres, located at 4670 Seminole Pratt Whitney Road, Westlake, Florida, 33470, as described in the attached Exhibit "A", which is located in the City of Westlake, and in Palm Beach County, Florida.

Section 3: Approval of Waivers: The City Council for the City of Westlake hereby approves the following three request for waivers by the applicant:

- (1) The proposed 7-Eleven logo sign on the west side is six (6) feet in height. However, the City Code maximum allowable height is three (3) feet.
- (2) The applicant is proposing two (2) wall signs on the primary structure Convenience Store facing Seminole Pratt Whitney Road. However, the City Code allows for one (1) wall sign fronting on right of way.
- (3) The applicant is proposing two (2) "Car Wash" signs on the accessory structure Car Wash that are not facing Seminole Pratt Whitney Road. However, the City Code allows for one (1) wall sign fronting a right of way. One (1) sign faces north and the second sign faces the south.

Section 4: Conditions of Approval:The Master Sign Plan approval is subject to the applicant meeting the following conditions in the development approval:

- (1) Relocate numerical portion of address on side of monument sign. Currently, proposed drawings are showing address on base of monument sign.
- (2) Exxon fuel canopy color to be white in accordance with the most recent revised signage specifications.

Section 5. Implementation: The City Manager and the City Attorney are hereby authorized to take such further action as may be necessary to implement the purpose and provisions of the Resolution.

Section 6: Effective Date: This resolution shall take effect immediately upon its adoption.

PASSED AND APPROVED by City Council for the City of Westlake, on this 14th day of December, 2020.

PUBLISHED on this _____ day of _____, 2020 in the Palm Beach Post.

City of Westlake
Roger Manning, Mayor

Zoie Burgess, City Clerk

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

Date	Rev.	Description
07.27.20	R10	Update with new site plan
09.16.20	R11	Update showing Exxon fuel brand
09.28.20	R12	Update per customer mark-ups
10.01.20	R13	Update removing red stripe from canopy
10.21.20	R14	Update per comments
10.29.20	R15	Update C/W Elevations
05.27.20	R7	Update addressing customer comments
06.04.20	R8	Update in car wash signage
07.01.20	R9	Make changes on Wall Signs per request

ZONING: xxx

SQUARE FOOTAGE FORMULA

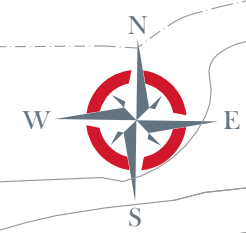
LAND USE: DOWNTOWN MIXED USE
ZONING: AR
JJ PACKING HOUSE

Customer Notes:

Customer Approval: _____ DATE: _____



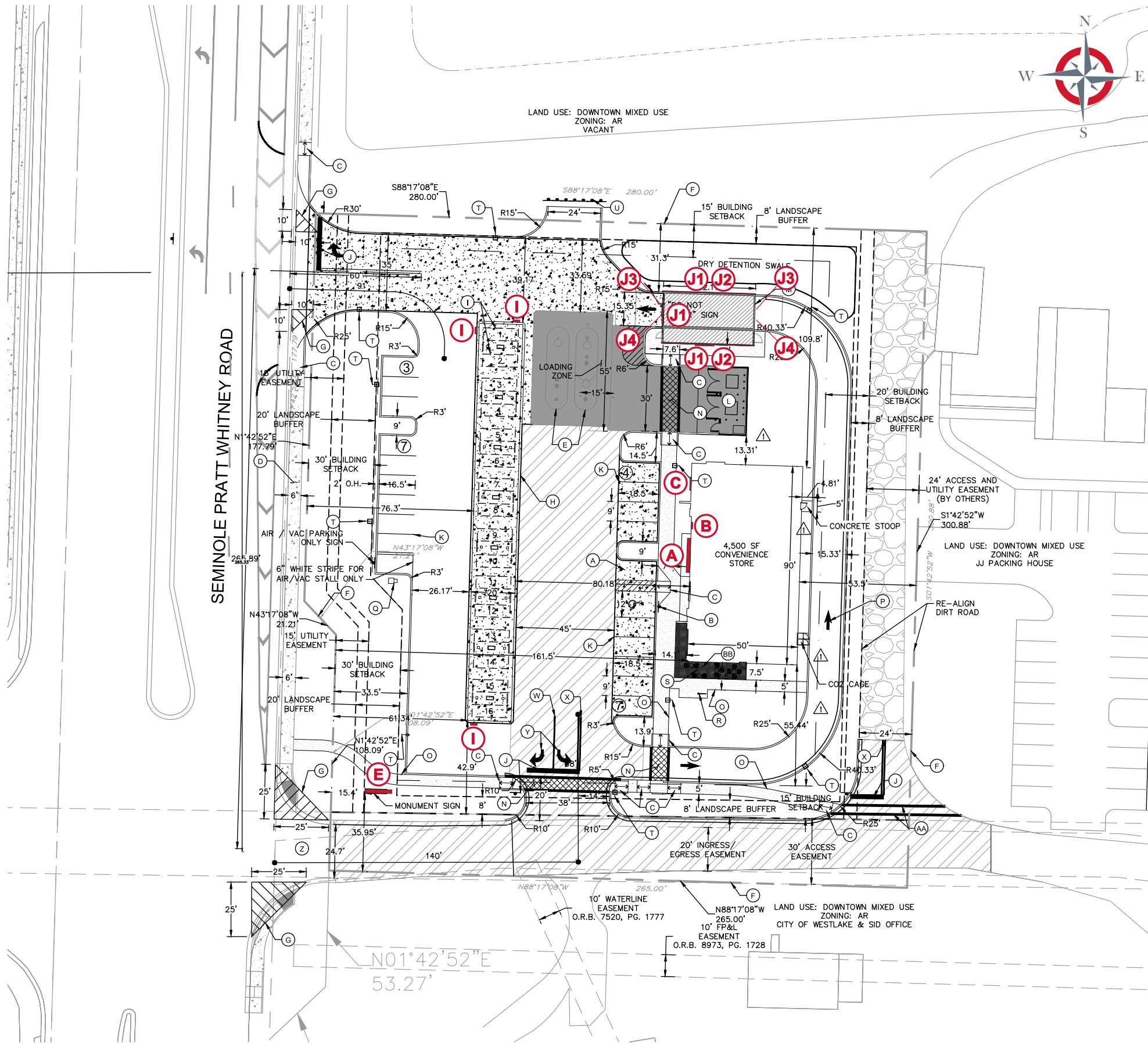
THE SIGNS ON THESE PAGES HAVE BEEN DESIGNED TO MEET OR EXCEED ALL APPLICABLE CODES OR REQUIREMENTS OF AS 600 OF THE NEC-2017, SECTION 34 OF THE UNITED STATES CANADA ELECTRICAL CODE, FBC 2017 SIXTH EDITION, AND OTHER APPLICABLE LOCAL CODES.



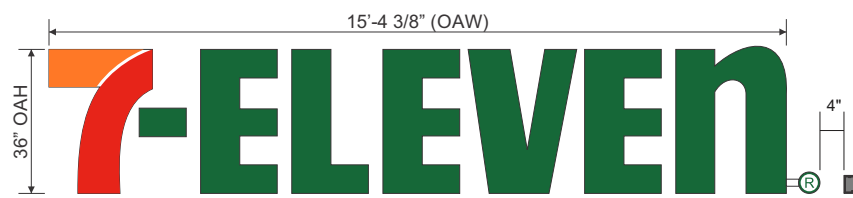
(A)	36" Remote Channel Letters
(B)	ATM Interior Sign
(C)	7-11 CL Logo W/S
(D)	Monument Sign
(I)	Exxon Canopy Signs
(J1)	16" Car Wash Channel Letter
(J2)	Car Wash Tri-stripe ACM Panels
(J3)	Car Wash Ent./Ext. Panels
(J4)	Car Wash Clearance Bars

PRODUCT LIST		
SQ. FT.	QTY	ITEM
EXTERIOR BUILDING SIGNS		
73.5	1	36" Remote C.L # Logo C.L
INTERIOR SIGNS AND WINDOW VINYL		
3.2	1	ATM HANGING SIGN (INTERIOR)
N/A	6	WINDOW VINYL
EXTERIOR GROUND SIGNS		
64.0	1	MONUMENT SIGN
CAR WASH SIGNS		
N/A	1	CAR WASH WALL SIGN
N/A	1	CAR WASH WALL SIGN
N/A	1	CAR WASH WALL SIGN
N/A	1	CAR WASH "CLEARANCE" HANG BAR
N/A	1	CAR WASH "NO ENTRY" HANG BAR
FUEL CANOPY SIGNS		
49.8	3	SF CANOPY SIGN (EXXON ID)

PERMIT, PRODUCT, & INSTALL BY OTHERS	
N/A	ACM STRIPES



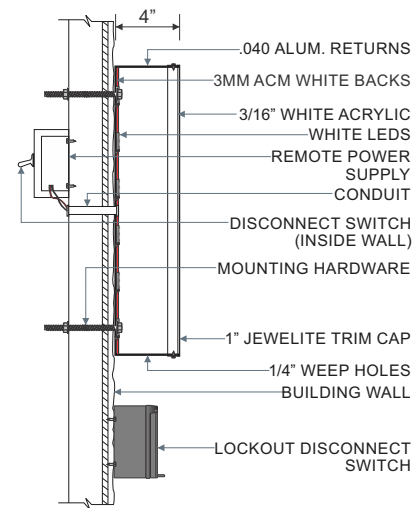
Site Plan
1" = 50'-0"



ONE (1) SET OF CL36REM 36" INTERNALLY ILLUMINATED REMOTE CHANNEL LETTERS. 3/16" THICK WHITE ACRYLIC FACES W/ TRANSLUCENT VINYL GRAPHICS APPLIED FIRST SURFACE. 4" DEEP ALUMINUM RETURNS PRE-PAINTED 313 DURANODIC BRONZE. 1" DURANODIC BRONZE (JEWELITE) TRIM CAP. LETTERS TO BE INTERNALLY ILLUMINATED W/ WHITE LEDS.

VINYL SPECS: 3M 3630-44 ORANGE, 3M 3630-33 RED, 3M 3630-26 GREEN
 PAINT SPECS: 313 DURANODIC BRONZE

**NOTE: ACTUAL LOCATION OF DISCONNECT SWITCH BOX MAY VARY. CIRCUITS AND SWITCH TO BE PROVIDED BY OTHERS. INPUT VOLTAGE - 120V
 ALL SIGNAGE WILL BE (MET) LISTED, (U.L.) 48STD COMPLIANT AND CARRY (MET) LABELS**



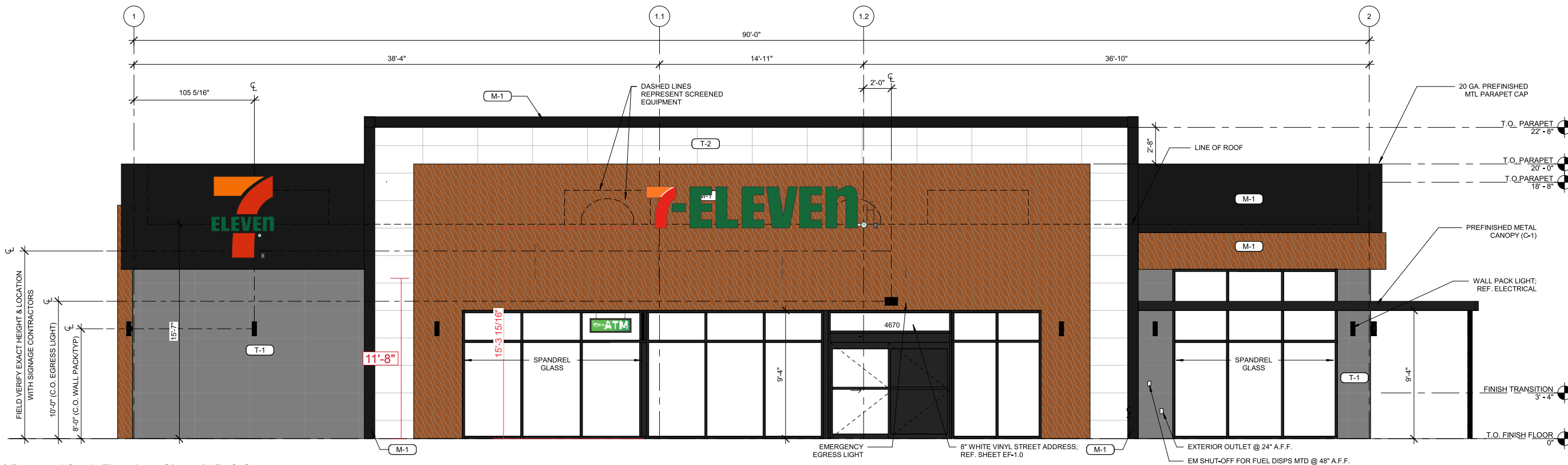
(SIDE DETAIL SCALE: 1"= 1'-0")

Front & Side View - CL36REM 36" Internally Illuminated Remote Channel Letters - Sign A

1/4" = 1'-0"

Display Square Footage: 46.1

**NOTE: BRAND BOOK REQUIRES 7-ELEVEN CORPORATION APPROVAL PRIOR TO PRODUCTION.
 NOTE: CUSTOMER TO BE ADVISED, BUILDING ELEVATION DOES NOT MATCH BUILDING LAYOUT OF SITE PLAN**



Proposed South Elevation - Signs A, B, & C

1/8" = 1'-0"

CLIENT: 7-Eleven #38664

ADDRESS: 4670 SEMINOLE PRATT WHITNEY RD
 WESTLAKE, FL 33470

CONTACT: DPM: RCC:

SALES ASSOC.: Rick Guarino

PROJECT MGR: Brian Hutto

DESIGNER: Brandon Winebarger / F Mercado/Mullins

SVE_38664_4670 Seminole Pratt_Westlake FL_R15

F:\Customers\7 Eleven\Art\

Date	Rev.	Description
07.27.20	R10	Update with new site plan
09.16.20	R11	Update showing Exxon fuel brand
09.28.20	R12	Update per customer mark-ups
10.01.20	R13	Update removing red stripe from canopy
10.21.20	R14	Update per comments
10.29.20	R15	Update C/W Elevations
05.27.20	R7	Update addressing customer comments
06.04.20	R8	Update in car wash signage
07.01.20	R9	Make changes on Wall Signs per request

ZONING: xxx

SQUARE FOOTAGE FORMULA

Customer Notes:

Customer Approval: _____ DATE: _____

CLIENT: 7-Eleven #38664

ADDRESS: 4670 SEMINOLE PRATT WHITNEY RD
WESTLAKE, FL 33470

CONTACT: DPM: RCC:

SALES ASSOC.: Rick Guarino

PROJECT MGR: Brian Hutto

DESIGNER: Brandon Winebarger / F Mercado/Mullins

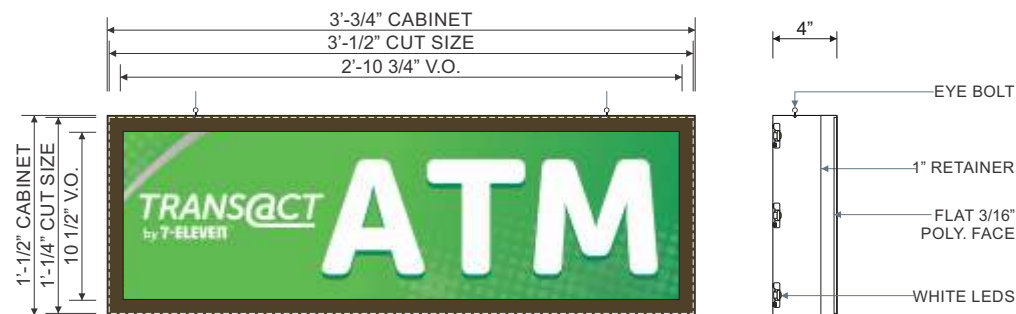
SVE_38664_4670 Seminole Pratt_Westlake FL_R15

F:\Customers\7 Eleven\Art\

Date	Rev.	Description
07.27.20	R10	Update with new site plan
09.16.20	R11	Update showing Exxon fuel brand
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ZONING: xxx

SQUARE FOOTAGE FORMULA



ONE (1) **INTERIOR ATM** INTERNALLY ILLUMINATED S/F WINDOW SIGN. 3/16" THICK FLAT WHITE POLYCARBONATE FACE W/ DIGITALLY PRINTED IMAGE VINYL TO BE APPLIED FIRST SURFACE. CABINET TO BE INTERNALLY ILLUMINATED W/ GE WHITE LEDS. 4 DEEP ALUM. CABINET & 1" RETAINERS ALL PAINTED **313E DURANODIC BRONZE**. SIGN TO HANG INSIDE THE STORE BEHIND GLASS AS INDICATED IN PHOTO OVERLAY WITH EYE BOLTS.

VINYL SPECS: DIGITALLY PRINTED IMAGE VINYL
PAINT SPECS: 313E DURANODIC BRONZE

NOTE: ATM SIGN TO BE FABRICATED & INSTALLED BY OTHERS

Front & Side View - ATM S/F Window Sign - **Sign B**

1" = 1'-0"

Display Square Footage (Cabinet): **3.2**

Customer Notes:

Customer Approval: _____ DATE: _____

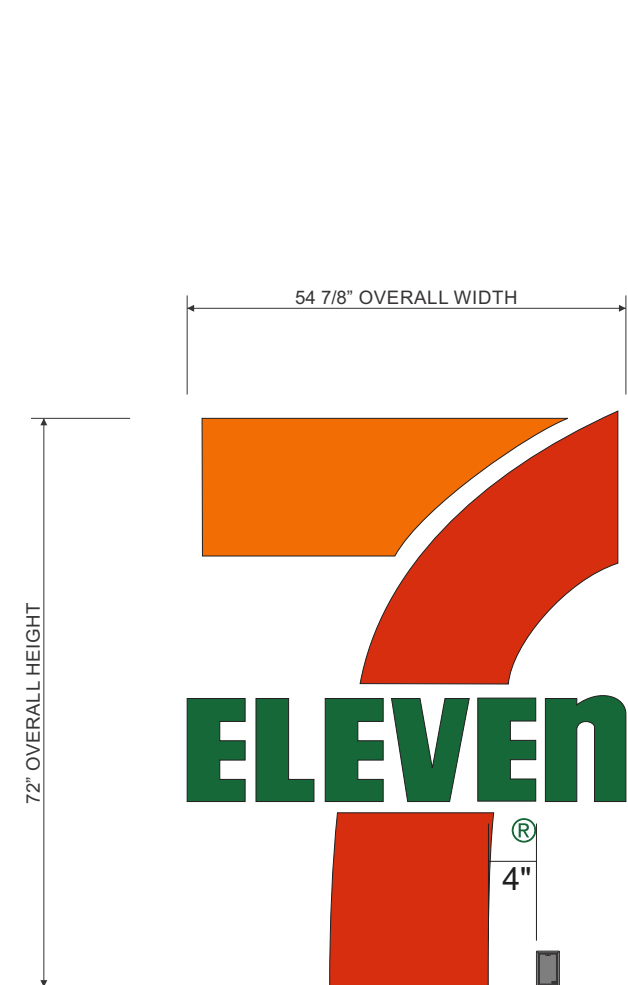
Date	Rev.	Description
07.27.20	R10	Update with new site plan
09.16.20	R11	Update showing Exxon fuel brand
09.28.20	R12	Update per customer mark-ups
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10.29.20	R15	Update C/W Elevations
05.27.20	R7	Update addressing customer comments
06.04.20	R8	Update in car wash signage
07.01.20	R9	Make changes on Wall Signs per request

ZONING: xxx

SQUARE FOOTAGE FORMULA

Customer Notes:

Customer Approval: _____ DATE: _____



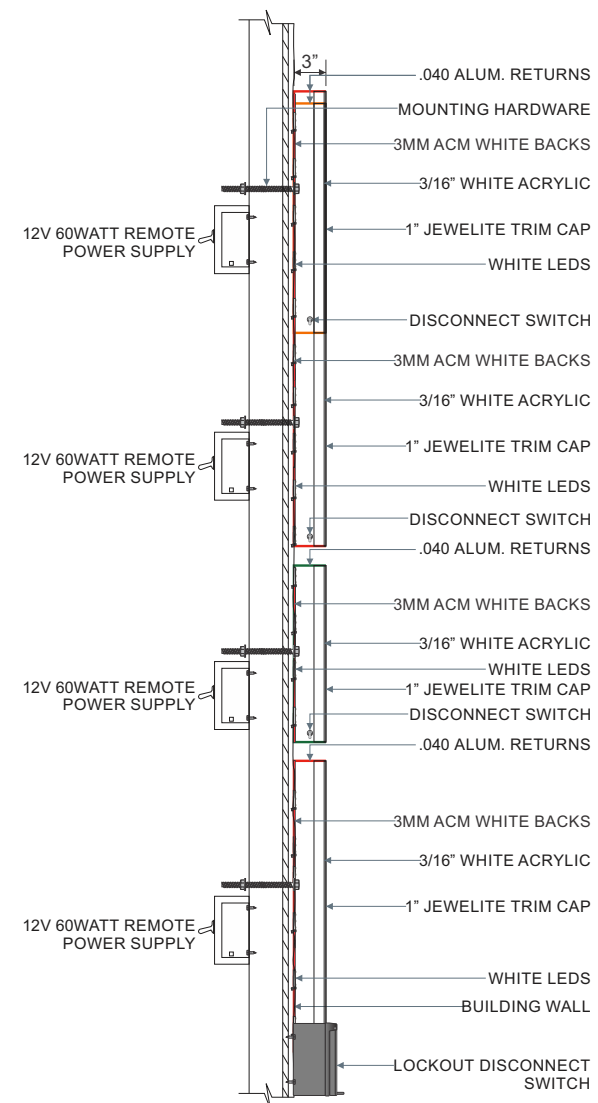
ONE (1) **NON-STANDARD "7-ELEVEN LOGO"** INTERNALLY ILLUMINATED REMOTE CHANNEL LETTERS. 3/16" THICK WHITE ACRYLIC FACES W/ TRANSLUCENT VINYL GRAPHICS APPLIED FIRST SURFACE. 3" DEEP ALUMINUM RETURNS PRE-PAINTED **DURANODIC BRONZE**. 1" **DURANODIC BRONZE**. (JEWELITE) TRIM CAP. LETTERS TO BE INTERNALLY ILLUMINATED W/ WHITE LEDS.

VINYL SPECS: 3M 3630-44 ORANGE, 3M 3630-33 RED, 3M 3630-26 GREEN
PAINT SPECS: PANTONE 349C GREEN, PANTONE 021C ORANGE, PANTONE 485C RED

**NOTE: ACTUAL LOCATION OF DISCONNECT SWITCH BOX MAY VARY. CIRCUITS AND SWITCH TO BE PROVIDED BY OTHERS. INPUT VOLTAGE - 120V
ALL SIGNAGE WILL BE (MET) LISTED,(U.L.) 48STD COMPLIANT AND CARRY (MET) LABELS**

Face & Side View - Non-Standard 7-Eleven Logo Channel Letters - **Sign C**

1/2" = 1'-0"



SIDE VIEW NTS

	PANTONE 349C GREEN (VINYL 3M 3630-26)
	PANTONE 021C ORANGE (VINYL 3M 3630-44)
	PANTONE 485C RED (VINYL 3M 3630-33)

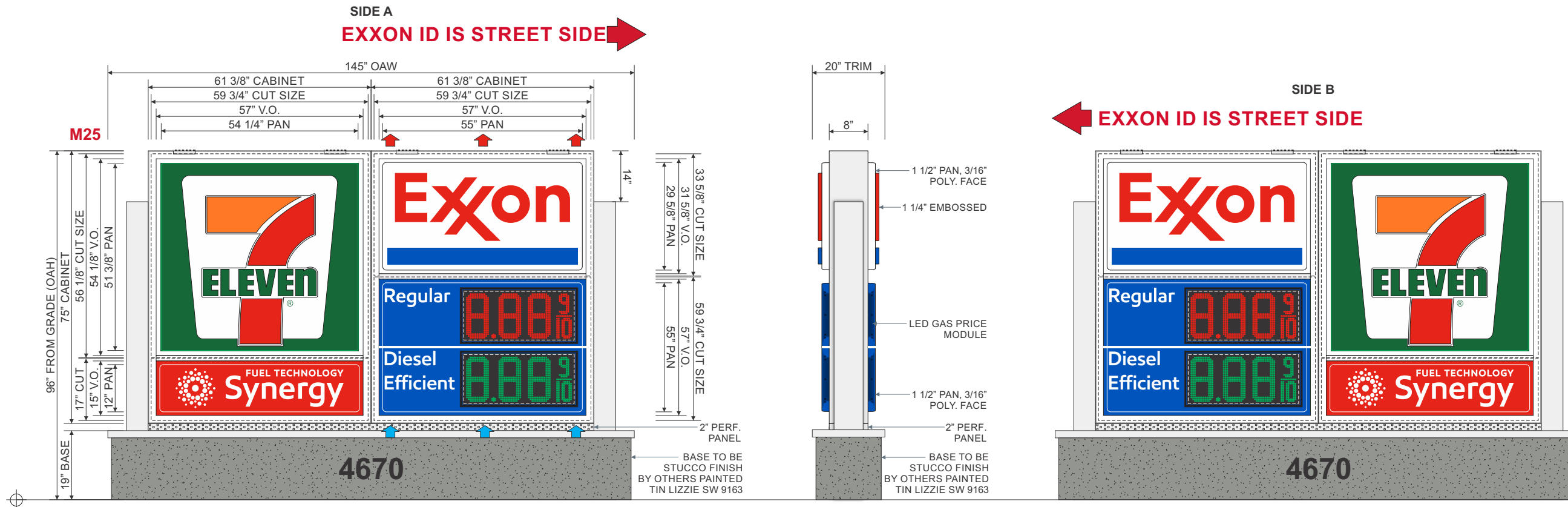
Display Square Footage(Cabinet): **27.4**

Date	Rev.	Description
07.27.20	R10	Update with new site plan
09.16.20	R11	Update showing Exxon fuel brand
09.28.20	R12	Update per customer mark-ups
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07.01.20	R9	Make changes on Wall Signs per request

ZONING: xxx

SQUARE FOOTAGE FORMULA

NOTE: CUSTOMER TO PROVIDE SEPARATE 20 AMP. DEDICATED CIRCUIT FOR EGP LED DIGITS.



ONE (1) **NON-STANDARD 7-11 ID / SYNERGY D/F** INTERNALLY ILLUMINATED SIGN CABINET. 8" DEEP EXTRUDED ALUMINUM CABINET W/ 2" INSET HINGED RETAINERS & 1 1/2" T-BAR TO BE PAINTED **XOM P8 EGGHELL WHITE**. CABINET TO BE INTERNALLY ILLUMINATED W/ WHITE LEDS. 2" INSET RETAINERS TO BE HINGED ON BOTH SIDES OF CABINET.

7-ELEVEN MAIN ID FACES: STANDARD M25-FACE: 3/16" THICK PAN FORMED & EMBOSSED WHITE POLYCARBONATE FACES W/ TRANSLUCENT VINYL GRAPHICS APPLIED FIRST SURFACE.

7-ELEVEN VINYL SPECS: 3M 3630-44 ORANGE, 3M 3630-33 RED, 3M 3630-26 GREEN

SYNERGY FACES: 3/16" THICK PAN FORMED CLEAR POLYCARBOATE FACE W/ TRANSLUCENT VINYL APPLIED SECOND SURFACE THEN BACK SPRAYED **PMS 485C RED & PMS WHITE**.

SYNERGY PAINT SPECS: PMS 485C RED, PMS WHITE

ONE (1) **NON-STANDARD EXXON ID / GAS PRICE D/F** INTERNALLY ILLUMINATED SIGN CABINET. 8" DEEP EXTRUDED ALUMINUM CABINET W/ 2" INSET HINGED RETAINERS & 1 1/2" T-BAR TO BE PAINTED **XOM P8 EGGHELL WHITE**. CABINET TO BE INTERNALLY ILLUMINATED W/ WHITE LEDS. 2" INSET RETAINERS TO BE HINGED ON BOTH SIDES OF CABINET.

EXXON ID FACES: 3/16" THICK PAN FORMED & EMBOSSED WHITE POLYCARBONATE FACES W/ TRANSLUCENT VINYL GRAPHICS APPLIED FIRST SURFACE.

EXXON VINYL SPECS: 3M 3630-2590 RED, 3M 3630-8248 BLUE

EXXON GAS PRICE FACES: 3/16" THICK PAN FORMED CLEAR POLYCARBONATE FACES BACK SPRAYED **PMS 293C BLUE** THEN **PMS WHITE** W/ TRANSLUCENT VINYL APPLIED SECOND SURFACE.

EXXON PAINT SPECS: PMS 485C RED, PMS 293C BLUE, PMS WHITE

PROVIDE CUSTOMER W/ **NEW PRICE VISION** 12" DIGIT **RED & GREEN** LED MODULES.

PROVIDE 2" ALUMINUM PERFORATED PANEL PAINTED **XOM P8 EGGHELL WHITE** TO LED UNITS VENTILATION.

PROVIDE 1 1/2" DIVIDER BARS PAINTED **XOM P8 EGGHELL WHITE**.

PROVIDE 6" x 1/4" ACRYLIC STUD MOUNTED LETTERS PAINTED BLACK

NOTE: VERTICAL STEEL SUPPORT & FOOTING TO BE SPECIFIED BY ENGINEERING & PROVIDED BY INSTALLER

NOTE: MONUMENT SIGN CABINET TO HAVE AT LEAST 2" SPACE BELOW THE CABINET FOR VENTILATION

NOTE: STONE VENEER PROVIDED BY OTHERS



TIN LIZZIE SW 9163

SEP PRICE VISION LED UNITS:	
LED UNIT SIZE:	14.284" X 31.3"
LED CHARACTER SIZE:	12.340"

7-ELEVEN LOGO DIMENSIONS:	
OAH:	47"
OAL:	42 15/16"

Face View & Side Detail - Custom Co-Branding Monument Sign - Sign D

3/8" = 1'-0"

Display Square Footage (Cabinet): **64.0**

Customer Notes:

Customer Approval: _____ DATE: _____

Page: 5

Date	Rev.	Description
07.27.20	R10	Update with new site plan
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ZONING: xxx

SQUARE FOOTAGE FORMULA



T-1 EXTERIOR LARGE
FORMAT PANEL

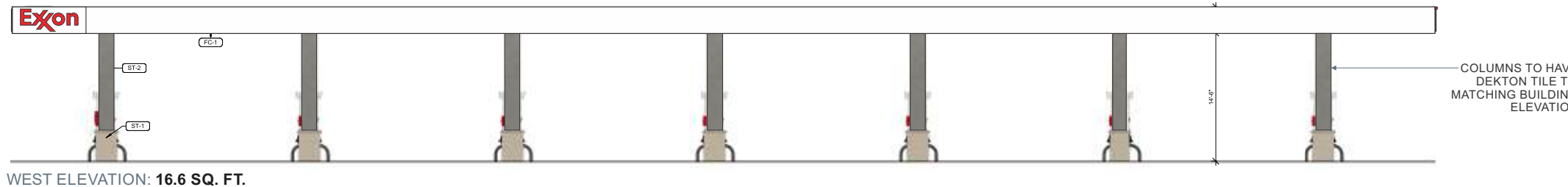


THREE (3) 2DI EXXON ACM LOGO BOX CANOPY SIGNS.
THERMOFORMED LETTERSET MOUNTED TO ACM BOX. BOXES TO BE INTERNALLY ILLUMINATED W/ WHITE LEDS.

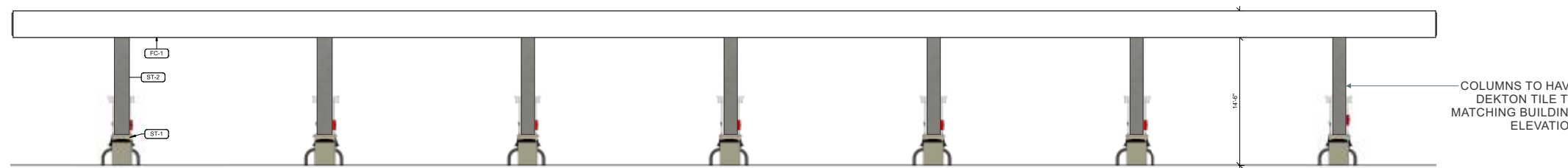
Front Elevation & Side Mounting Detail - Exxon ACM Logo Box - 2D Canopy Fascia - Sign I

1/2" = 1'-0"

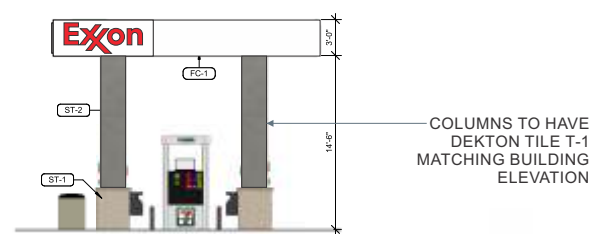
Display Square Footage: **(Letter Set) 16.6**



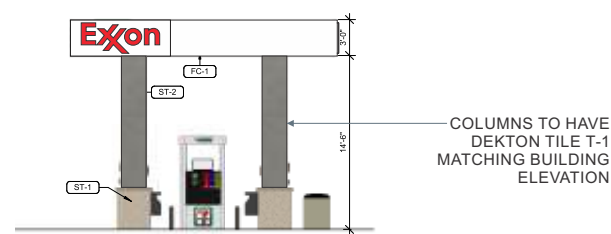
WEST ELEVATION: **16.6 SQ. FT.**



EAST ELEVATION:



SOUTH ELEVATION: **16.6 SQ. FT.**



NORTH ELEVATION: **16.6 SQ. FT.**

Canopy Overlay - Sign Type I

1/16" = 1'-0"

Customer Notes:

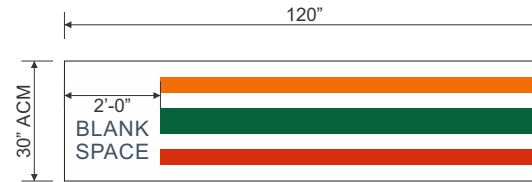
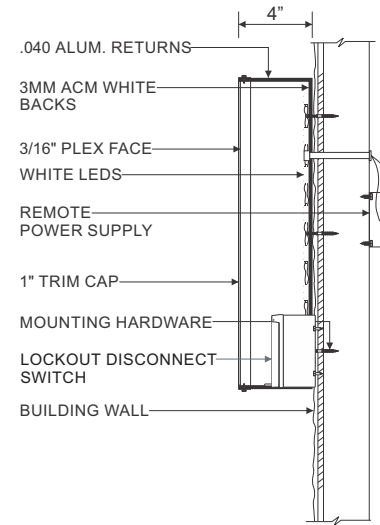
Customer Approval: _____ DATE: _____

NOTE: BRAND BOOK REQUIRES 7-ELEVEN CORPORATION APPROVAL PRIOR TO PRODUCTION.



THREE (3) SET OF 16" INTERNALLY ILLUMINATED REMOTE CHANNEL LETTERS. 3/16" THICK WHITE ACRYLIC FACES W/ 3M 3630-26, GREEN TRANSLUCENT VINYL GRAPHICS APPLIED FIRST SURFACE. LETTERS TO BE INTERNALLY ILLUMINATED W/ WHITE LEDS. 4" DEEP ALUMINUM RETURNS PRE-PAINTED DURANODIC BRONZE. 1" DURANODIC BRONZE TRIM CAP.

NOTE: ACTUAL LOCATION OF DISCONNECT SWITCH BOX MAY VARY. CIRCUITS AND SWITCH TO BE PROVIDED BY OTHERS. INPUT VOLTAGE - 120V ALL SIGNAGE WILL BE (MET) LISTED, (U.L.) 48STD COMPLIANT AND CARRY (MET) LABELS
NOTE: DISCONNECT SWITCH BOX TO BE PAINTED WHITE TO MATCH WITH ACM WHITE BACKER.

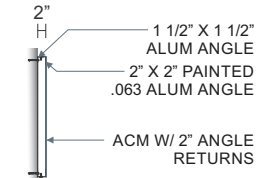


THREE (3) 3MM THICK ACM PANELS FOR AN EXISTING CARWASH BUILDING FASCIA. PAINTED ACM PANELS W/ DIGITALLY PRINTED GRAPHICS PRINTED APPLIED FIRST SURFACE, W/ 3M 8520 OVER LAMINATE. PANELS TO BE ALIGNED FLUSH NEXT TO ONE ANOTHER ONTO EXISTING CARWASH BUILDING FASCIA.

7-ELEVEN COLOR SPECS: PMS-021C ORANGE, PMS-485C RED, PMS-349C GREEN

NOTE: INSTALL CORNER SECTIONS FIRST, THEN TRIMMING THE SECTIONS NEXT TO THE CORNER PIECES

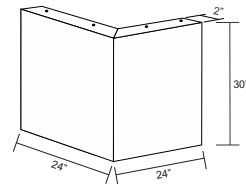
NOTE: LONG SIDE PANELS TO HAVE SYMMETRICAL SEAMS



Front & Side View - Standard 16" Remote "Car Wash" Channel Letters - Sign J1

1/2" = 1'-0"

Display Square Footage: 11.2



TWO (2) 3MM THICK ACM PANELS FOR AN EXISTING CARWASH BUILDING FASCIA. PAINTED ACM PANELS W/ BRAKE FORMED INTERNAL STRUCTURE.

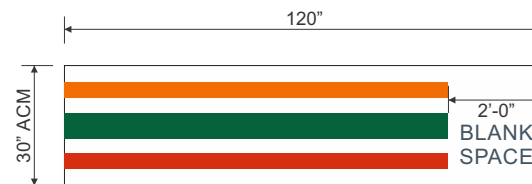
NOTE: INSTALL CORNER SECTIONS FIRST

Front View - ACM Panels Tatayama Style ACM Panels - Sign Type J2

1/4" = 1'-0"

Front View - ACM Panels Tatayama Style ACM Panels - Sign Type J2

1/4" = 1'-0"

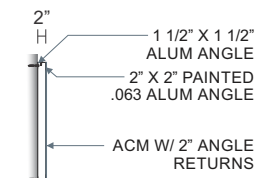


THREE (3) 3MM THICK ACM PANELS FOR AN EXISTING CARWASH BUILDING FASCIA. PAINTED ACM PANELS W/ DIGITALLY PRINTED GRAPHICS PRINTED APPLIED FIRST SURFACE, W/ 3M 8520 OVER LAMINATE. PANELS TO BE ALIGNED FLUSH NEXT TO ONE ANOTHER ONTO EXISTING CARWASH BUILDING FASCIA.

7-ELEVEN COLOR SPECS: PMS-021C ORANGE, PMS-485C RED, PMS-349C GREEN

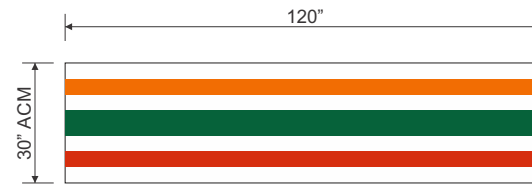
NOTE: INSTALL CORNER SECTIONS FIRST, THEN TRIMMING THE SECTIONS NEXT TO THE CORNER PIECES

NOTE: LONG SIDE PANELS TO HAVE SYMMETRICAL SEAMS



Front View - ACM Panels Tatayama Style ACM Panels - Sign Type J2

1/4" = 1'-0"

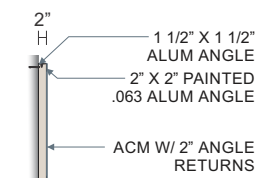


THREE (3) 3MM THICK ACM PANELS FOR AN EXISTING CARWASH BUILDING FASCIA. PAINTED ACM PANELS W/ DIGITALLY PRINTED GRAPHICS PRINTED APPLIED FIRST SURFACE, W/ 3M 8520 OVER LAMINATE. PANELS TO BE ALIGNED FLUSH NEXT TO ONE ANOTHER ONTO EXISTING CARWASH BUILDING FASCIA.

7-ELEVEN COLOR SPECS: PMS-021C ORANGE, PMS-485C RED, PMS-349C GREEN

NOTE: INSTALL CORNER SECTIONS FIRST, THEN TRIMMING THE SECTIONS NEXT TO THE CORNER PIECES

NOTE: LONG SIDE PANELS TO HAVE SYMMETRICAL SEAMS



Front View - ACM Panels Tatayama Style ACM Panels - Sign Type J2

1/4" = 1'-0"

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07.01.20	R9	Make changes on Wall Signs per request

ZONING: xxx

SQUARE FOOTAGE FORMULA

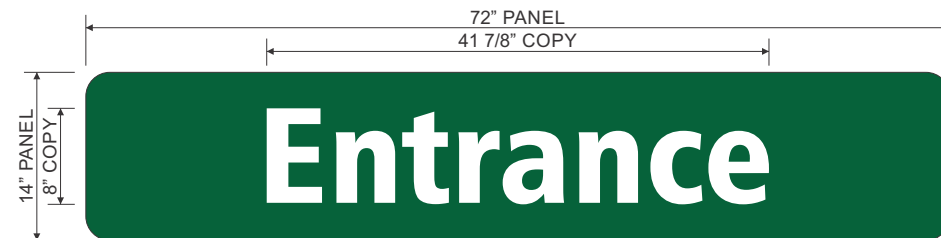
Customer Notes:

Customer Approval: _____ DATE: _____

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ZONING: xxx

SQUARE FOOTAGE FORMULA



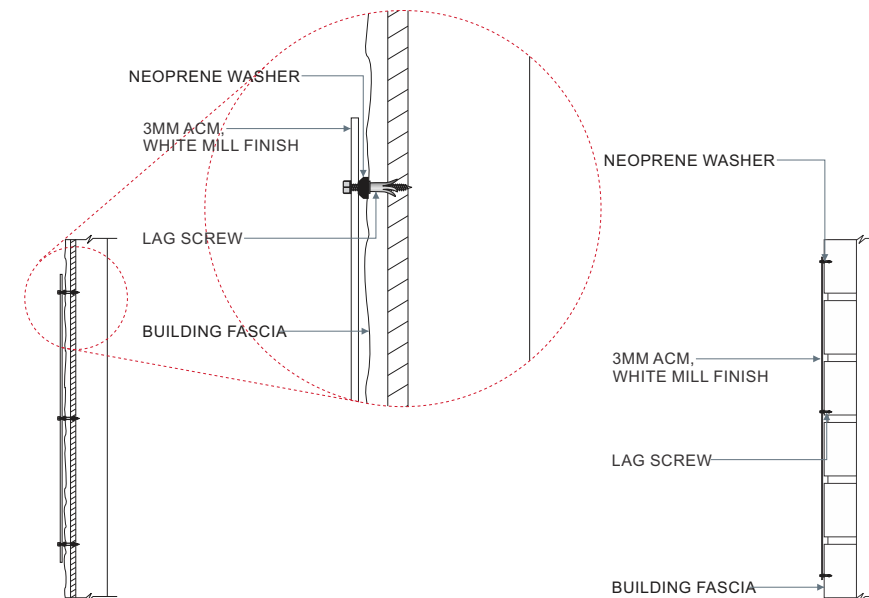
ONE (1) 3MM THICK ACM "ENTRANCE" PANEL. WHITE ACM ROUTED PANEL WITH GREEN VINYL THEN WHITE VINYL ON TOP, APPLIED FIRST SURFACE. PANEL TO BE INSTALLED FLUSH ONTO BUILDING WALL.

VINYL COLOR SPECS: 3M 3630-26 GREEN, WHITE

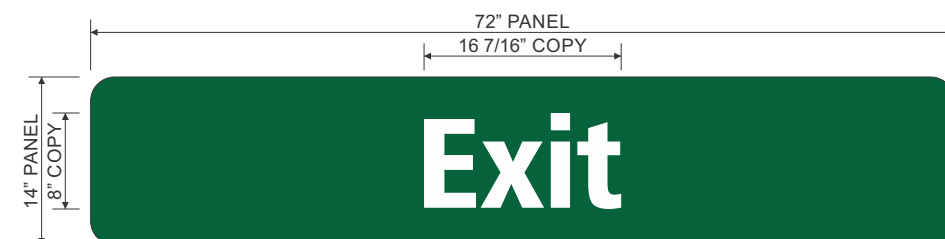
NOTE: MOUNTING METHOD TO CAR WASH BUILDING MAY CHANGE PER LOCATION

Front & Side View - Standard 1'-2"x6'-0" Entrance Panel - Sign J3

3/4" = 1'-0"



Display Square Footage: 7.0



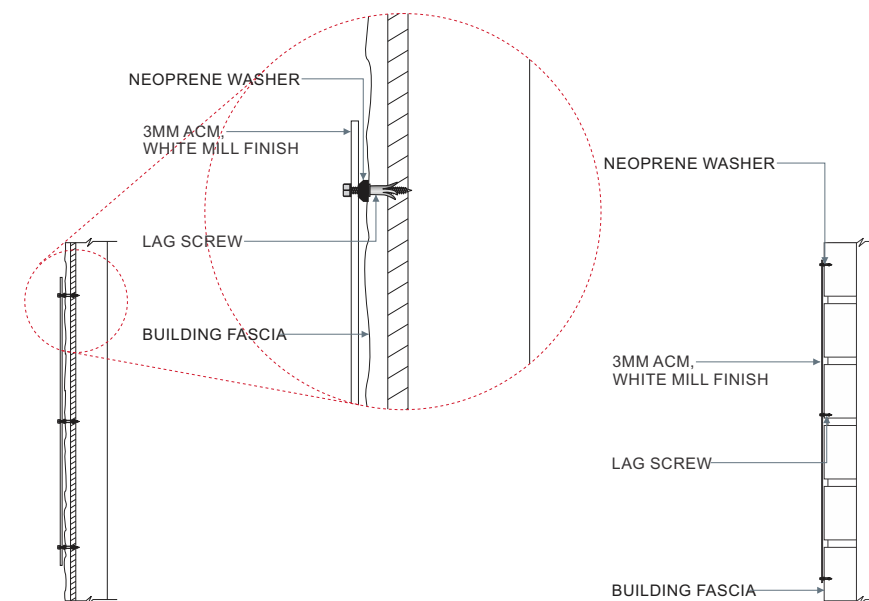
ONE (1) 3MM THICK ACM "EXIT" PANEL. WHITE ACM ROUTED PANEL WITH GREEN VINYL THEN WHITE VINYL ON TOP, APPLIED FIRST SURFACE. PANEL TO BE INSTALLED FLUSH ONTO BUILDING WALL.

VINYL COLOR SPECS: 3M 3630-26 GREEN, WHITE

NOTE: MOUNTING METHOD TO CAR WASH BUILDING MAY CHANGE PER LOCATION

Front & Side View - Standard 1'-2"x6'-0" Exit Panel - Sign J3

3/4" = 1'-0"



Display Square Footage: 7.0

Customer Notes:

Customer Approval: _____ _DATE: _____

CLIENT: 7-Eleven #38664

ADDRESS: 4670 SEMINOLE PRATT WHITNEY RD
WESTLAKE, FL 33470

CONTACT: DPM: RCC:

SALES ASSOC.: Rick Guarino

PROJECT MGR: Brian Hutto

DESIGNER: Brandon Winebarger / F Mercado/Mullins

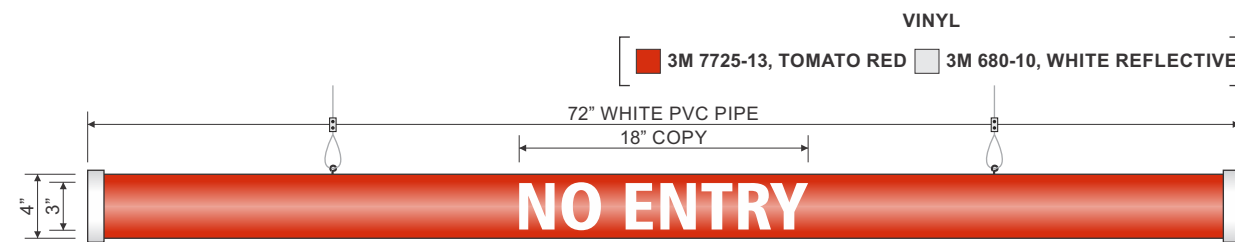
SVE_38664_4670 Seminole Pratt_Westlake FL_R15

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Date	Rev.	Description
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ZONING: xxx

SQUARE FOOTAGE FORMULA

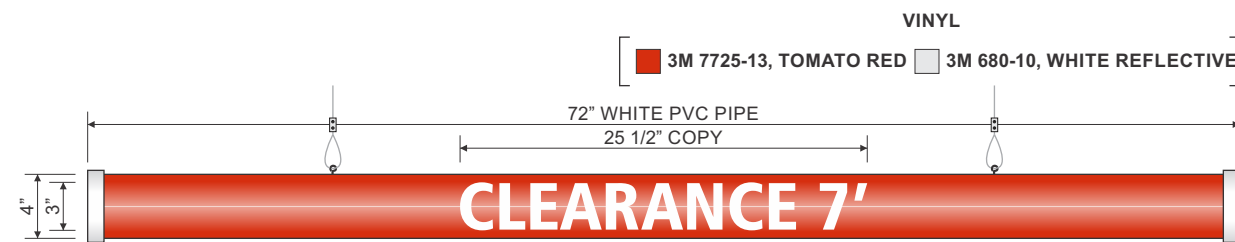


MANUFACTURE & SHIP ONE (1) STANDARD 4" DIAMETER NO ENTRY BAR.
4" DIAMETER **WHITE** PVC PIPE TO HAVE **3M 7725-13, TOMATO RED** OPAQUE VINYL GRAPHICS APPLIED FIRST SURFACE.
TWO (2) **WHITE** PVC END CAPS TO BE ON BOTH SIDES OF THE PIPE. PROVIDE TWO (2) EYE BOLTS, SETS OF 4'-0" CABLE W/
SETS OF HARDWARE (TOP & BOTTOM OF CABLE) FOR ATTACHMENT. EXISTING CLEARANCE BAR TO BE REPLACED WITH THE NEW ONE.

Front View - **Standard 4"x72" Clearance Bar - Sign J4**

1" = 1'-0"

Display Square Footage: **2.0**



MANUFACTURE & SHIP ONE (1) STANDARD 4" DIAMETER CLEARANCE BAR.
4" DIAMETER **WHITE** PVC PIPE TO HAVE **3M 7725-13, TOMATO RED** OPAQUE VINYL GRAPHICS APPLIED FIRST SURFACE.
TWO (2) **WHITE** PVC END CAPS TO BE ON BOTH SIDES OF THE PIPE. PROVIDE TWO (2) EYE BOLTS, SETS OF 4'-0" CABLE W/
SETS OF HARDWARE (TOP & BOTTOM OF CABLE) FOR ATTACHMENT. EXISTING CLEARANCE BAR TO BE REPLACED WITH THE NEW ONE.

Front View - **Standard 4"x72" Clearance Bar - Sign J4**

1" = 1'-0"

Display Square Footage: **2.0**

Customer Notes:

Customer Approval: _____ DATE: _____

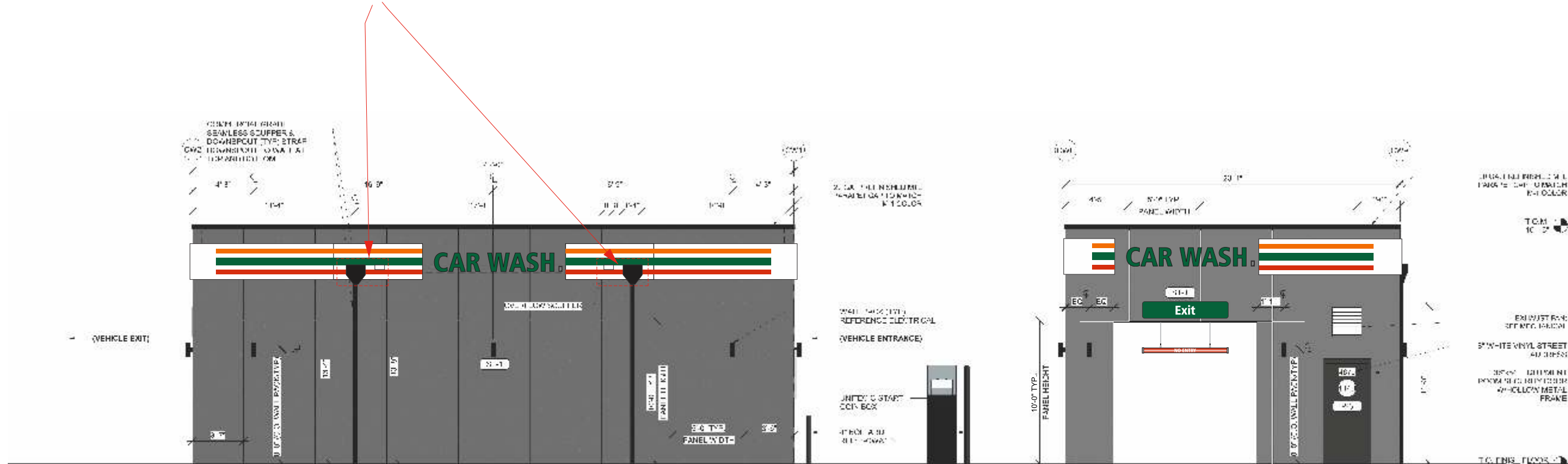
Date	Rev.	Description
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ZONING: xxx

SQUARE FOOTAGE FORMULA

NOTE: BRAND BOOK REQUIRES 7-ELEVEN CORPORATION APPROVAL PRIOR TO PRODUCTION

NOTE: INSTALLER TO TRIM ACM PANELS AROUND ROOF DRAINS AND OVERFLOW SCUPPERS

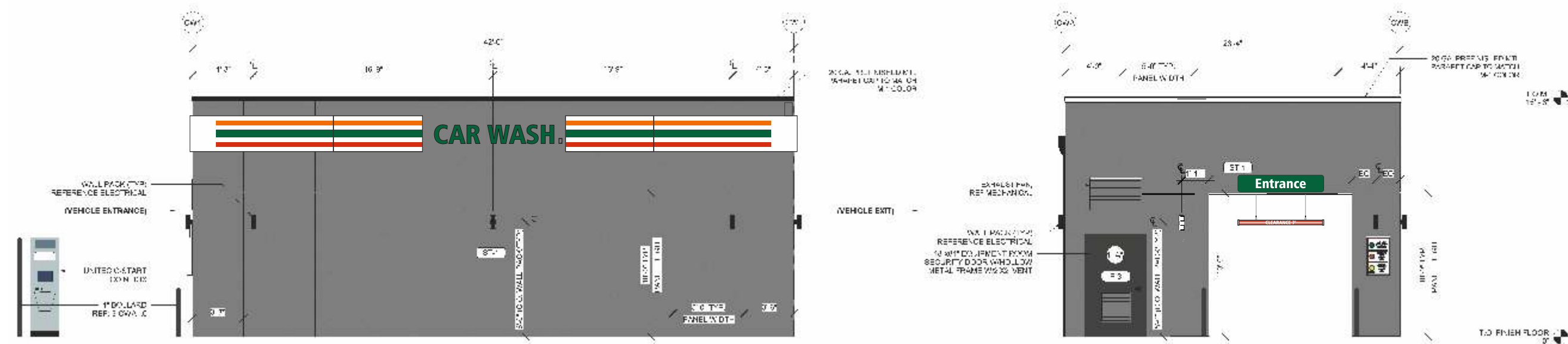


Car Wash Building South Elevation - New Ground-Up Car Wash Building Signage

1/8" = 1'-0"

Car Wash Building West Elevation - New Ground-Up Car Wash Building Signage - Sign J3 & J4

1/8" = 1'-0"



Car Wash Building North Elevation - New Ground-Up Car Wash Building Signage - Sign J1 & J2

1/8" = 1'-0"

Car Wash Building East Elevation - New Ground-Up Car Wash Building Signage - Sign J1, J2, J3 & J4

1/8" = 1'-0"

Customer Notes:

Customer Approval: _____ DATE: _____



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

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

APPLICATION FOR SITE PLAN REVIEW

PLANNING & ZONING BOARD

Meeting Date: _____

CITY COUNCIL

Meeting Date: _____

INSTRUCTIONS TO APPLICANTS:

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

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

I. PROJECT DESCRIPTION & APPLICANT INFORMATION

PROJECT NAME: 7-Eleven 1.0 MSP-2020-01

PROJECT ADDRESS: 4670 Seminole Pratt Whitney Road

DESCRIPTION OF PROJECT: 7-Eleven convenience store, gas refilling station and car wash

Property Control Number (PCN), list additional on a separate sheet: 774040312060010000

Estimated project cost: _____

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

Address: 9490 Bent Grass Court, Delray Beach, FL 33446

Phone No.: 561-759-0251 **Fax No.:** _____ **E-mail Address:** Sunshinepetro@gmail.com

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

Name: Cotleur & Hearing

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

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

II. LAND USE & ZONING

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

C) Existing Use(s) AG, Utility Site

D) Proposed Use(s), as applicable Convenience store, gas refilling station, car wash - Revising the previously approved proposed signage for this site.

III. ADJACENT PROPERTIES

	Name of Business/ Subdivision	Land Use Designation	Zoning Designation	Existing Use(s)	Approved Use(s)
NORTH	Pod K	Downtown MXD	MUPD	Vacant AG	Medical Office , EDC
SOUTH	Pod J	Downtown MXD	MUPD	Vacant AG	N/A
EAST	Pod N	R2	TND	Vacant AG	N/A
WEST	SR High School	Civic	AR	Vacant AG	N/A

V. OWNER/APPLICANT ACKNOWLEDGEMENT AND CONSENT

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

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

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

Owner's Name (please print)

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

Owner's Signature

Applicant/Agent's Signature

Date

Date

7-ELEVEN 1.0

Master Sign Plan Amendment Request

Justification Statement

Updated November 09, 2020

As you know, the Applicant recently submitted a request for approval for their Master Sign Plan amendment for the Westlake 7-Eleven 1.0 on October 12, 2020. 7-Eleven is situated in the central portion of the City, east of Seminole Pratt Whitney Road, and south of Pod K. The site has an existing zoning designation of Downtown Mixed Use. The future land use designation is Downtown Mixed Use. The proposed site is located west of the existing Packing House parcel at the signalized intersection to Seminole Ridge High School on the west. The entrance (also known as Saddle Bay Drive) to the Packing House is north of the site separated by an existing storm water lake. The 7-Eleven building will be a 4,500 square foot convenience store with a 16-position fueling station and carwash.

To recap, the previous amendment consisted of a modern update to the façade of the building, as well as the addition of a trellis covered patio area on the west and south side. The canopy columns will be wrapped consistent with the material to be used on the updated building façade. Within the building, a taco food vendor service area will be integrated and as such, the outdoor dumpster enclosure has been expanded by 6 feet to include a grease trap. The landscaping plans have been amended to reflect the building's new more modern designed elevation.

As a result of these changes to the building elevations, some signage updates required waivers as identified below, which were previously submitted. To recap,

- The 7-Eleven logo sign on the south side is 6 feet in height which exceeds the maximum code requirement of 3 feet (36").

- A second waiver for the wall signs fronting Seminole Pratt Whitney Road. The applicant is proposing two wall signs and one window sign; the 7-Eleven channel letter sign over the entrance doors at 36" high, 46.1SF, the 7-Eleven logo north of the entrance at 72" high, 27.4SF, and the ATM window sign, 1'-1/4" high, 3.2SF. As previously pointed out, the combined square footage of these three signs is 76.7SF and remains well below the maximum 90SF allowed.

- The third waiver request was in connection to, at the time, two CAR WASH wall signs, (36' high each, 11.2SF each), intentionally not fronting Seminole Pratt Whitney Road.

The following additional amendments are requested, as follows:

1)The owner entered into an agreement with EXON to provide fuel, and as such, EXON requested signage details to reflect their branding. One of which is a change to the canopy color at the fueling stations, which has been revised to white. The white canopy color is the owner's preference, as well as the City's (over the red canopy color EXON had originally requested).

2)Planning and Zoning requested street address numbers be added to the monument sign, which is now included.

3)Finally, 7-Eleven's corporate office requested an additional Car Wash sign, increasing the number of signs originally proposed from 1 to 3, which may be considered a waiver to the number of signs on the Car Wash building (although the Car Wash building should not be considered as a "Principal Structure"). These changes are as follows:

- one sign will remain on the north side of the building;
- one sign has been added to the south side of the building;
- the sign originally located on the east side, at the "Entrance" to the car wash has been relocated to the west side of the building, at the "Exit" to the car wash, and now will be fronting Seminole Pratt Whitney.

The applicant is proposing two (2) "Car Wash" signs on the accessory structure-Car Wash-that **are not** facing Seminole Pratt Whitney Road. However, the City Code allows for one (1) wall sign fronting a R-O-W. One (1) sign faces north and the second (2) sign faces south.

All other signage size and location on the site remains consistent with the original approval.

We respectfully request staff's continued support.



CITY OF WESTLAKE

Engineering Department

4001 Seminole Pratt Whitney Road

Westlake, Florida 33470

Phone: (561) 530-5880

www.westlakegov.com

-
1. **DATE:** 9/22/2020
 2. **APPLICATION NUMBER:** MSP-2020-01
 3. **DESCRIPTION:** 7-11 1.0 Master Sign Plan
APPLICANT: Cotleur & Hearing
OWNER: Westlake Fueling, LLC
REQUEST: Site Plan Review
LOCATION: 4670 Seminole Pratt Whitney Rd., Westlake, FL
 4. **STAFF REVIEW:** **RECOMMENDED APPROVAL - revised**

The Engineering Department recommends approval of the revised plans received on 09/18/2020.

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:

D. Publix - Master Sign Plan

Submitted By: Planning & Zoning

RESOLUTION 2020-39

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

Meeting Agenda Item Coversheet

MEETING DATE:	12/14/2020	Submitted By: Gina Lawrence	
SUBJECT: <i>This will be the name of the Item as it will appear on the Agenda</i>	Publix - Master Sign Plan (Resolution 2020-38)		
STAFF RECOMMENDATION: (MOTION READY)	Condition of Approval: 1. Reduce the height of the Primary Sign from 17 ft. to 14 ft and adjust accordingly the width, copy area, number of tenants and height of base area.		
SUMMARY and/or JUSTIFICATION:	<p>The applicant is requesting approval for a Master Sign Plan for Publix Westlake Plaza, per Chapter 6. Sign. Section 6.9 Master Sign Plan. The Master Sign Plan includes ground, wall and directional signs for the 20.21 acre commercial plaza to be developed in multiple phases. Also, the applicant is requesting approval of six (6) waivers as follows:</p> <ol style="list-style-type: none"> 1. Ground Sign for Commercial Building within Pod (<u>Secondary Signs –S22 & S21</u>): The applicant is requesting to reduce the height of the base to 1.42 ft. when the code requires a 2.4 ft. 2. Ground Sign for Commercial Building within Pod (<u>Primary Sign – S19 & S20</u>): The applicant is requesting to increase the height of the sign to 17 ft. when the code requires 8 ft. Regarding these signs, the applicant is also requesting multiple code deviation in terms of width, copy area, number of tenants and height of base area, see detail analysis on page 6. 3. Ground Sign for Commercial Building within Pod (<u>Individual Tenant Ground Signs S23; S24; & S25</u>): The applicant is requesting to reduce the height of the base to 1.17 ft. when the code requires 2 ft. 4. Wall Signs for Principal Structure: The applicant is requesting two (2) lines per sign when the Code requires one (1) line per sign. 5. Wall Signs for Principal Structure: The applicant is requesting three wall signs on the East Elevation facing Seminole Pratt Whitney Road when the Codes requires maximum one (1) wall sign. 6. Wall Signs for Principal Structure: The applicant is proposing two wall signs on the South Elevation facing Persimmon Blvd. when the Codes requires maximum one (1) wall sign. 		
SELECT, if applicable	AGREEMENT:		BUDGET:
	STAFF REPORT:		PROCLAMATION:
	EXHIBIT(S):		OTHER:

<p>IDENTIFY EACH ATTACHMENT. <i>For example, an agreement may have 2 exhibits, identify the agreement and Exhibit A and Exhibit B</i></p>			
<p>SELECT, if applicable</p>	<p>RESOLUTION:</p>	<p>ORDINANCE:</p>	
<p>IDENTIFY FULL RESOLUTION OR ORDINANCE TITLE <i>(if Item is not a Resolution or Ordinance, please erase all default text from this field's textbox and leave blank)</i></p>	<p><Enter Short Resolution/Ordinance Title Here></p> <p><ENTER FULL RESOLUTION/ORDINANCE TITLE HERE></p>		
<p>FISCAL IMPACT (if any):</p>			<p>\$</p>



City of Westlake

Planning and Zoning Department – Staff Report

City Council Meeting 12/14/2020

PETITION DESCRIPTION

PETITION NUMBER: MSP-2020-02 Publix Westlake Plaza Master Sign Plan
OWNER: Westlake Fueling, LLC
APPLICANT: Cotleur & Hearing
ADDRESS: 16841 Persimmon Blvd. West Westlake, FL 33470 (Pod G South)
PCN: 77404301000001010
REQUEST: The applicant is requesting approval for a Master Sign Plan for Publix Westlake Plaza, a 20.21 acres of commercial plaza, per *Chapter 6. Sign. Section 6.9 Master Sign Plan*. The subject application includes six (6) waivers.

SUMMARY

The applicant is requesting approval for a Master Sign Plan for Publix Westlake Plaza, per *Chapter 6. Sign. Section 6.9 Master Sign Plan*. The Master Sign Plan includes ground, wall and directional signs for the 20.21 acre commercial plaza to be developed in multiple phases. Also, the applicant is requesting approval of six (6) waivers as follows:

1. Ground Sign for Commercial Building within Pod (Secondary Signs –S22 & S21): The applicant is requesting to reduce the height of the base to 1.42 ft. when the code requires a 2.4 ft.
2. Ground Sign for Commercial Building within Pod (Primary Sign – S19 & S20): The applicant is requesting to increase the height of the sign to 17 ft. when the code requires 8 ft. Regarding these signs, the applicant is also requesting multiple code deviation in terms of width, copy area, number of tenants and height of base area, see detail analysis on page 6.
3. Ground Sign for Commercial Building within Pod (Individual Tenant Ground Signs S23; S24; & S25): The applicant is requesting to reduce the height of the base to 1.17 ft. when the code requires 2 ft.
4. Wall Signs for Principal Structure: The applicant is requesting two (2) lines per sign when the Code requires one (1) line per sign.
5. Wall Signs for Principal Structure: The applicant is requesting **three** wall signs on the East Elevation facing Seminole Pratt Whitney Road when the Codes requires maximum one (1) wall sign.
6. Wall Signs for Principal Structure: The applicant is proposing **two** wall signs on the South Elevation facing Persimmon Blvd. when the Codes requires maximum one (1) wall sign.

STAFF RECOMMENDATION

Based upon the facts and findings contained herein, the Department of Planning and Zoning recommends approval of the subject application with the following condition:

1. Reduce the height of the Primary Sign from 17 ft. to 14 ft and adjust accordingly the width, copy area, number of tenants and height of base area.

BACKGROUND

The following two (2) applications regarding the Publix Westlake Plaza were approved by the City Council (5-0) on November 30, 2020:

1. Master Site Plan (MPA-2020-03) for a 20.321 acres Commercial Plaza in the Downtown Mixed Use Zoning District fronting our Seminole Pratt Whitney Road. The subject application includes 1.88 acres Rural Parkway Easement; Parcel A-1.04 acres-with a 4,000 Sq. Ft. Fast Food with Drive Thru; Parcel B-1.05 acres-with a 5,500 Sq. Ft. Bank; Parcel C-1.11 acres- with a 5,750 Sq.Ft Seat Down Restaurant; Parcel D-6.53 acres- with 65,363 Sq. Ft. Retail; and Parcel E-8.60 acres- with a 48,367 sq. ft Publix grocery store with a drive through pharmacy and a 1,400 sq. ft. liquor store; and, 9,600 sq. ft. inline retail/office/medical building (Phase One).
2. Site Plan Review (SPR-2020-10) for a 48,367 sq. ft Publix grocery store with a drive through pharmacy and a 1,400 sq. ft. liquor store. The subject application also includes an attached 9,600 sq. ft. inline retail/office/medical building; and a plaza landscaping plan. The subject application is Phase One of a 20.321 acres Commercial Plaza.

STAFF ANALYSIS

The applicant is requesting approval for a Master Sign Plan for Publix Westlake Plaza, per *Chapter 6. Sign. Section 6.9 Master Sign Plan*. The Master Sign Plan includes ground, wall and directional signs for the 20.21 acre commercial plaza to be developed in multiple phases. Also, the applicant is requesting approval of six (6) waivers.

Ground Signs

The proposed Master Sign Plan includes the following ground signs:



- Ground Signs included in the Master Sign Plan:**
- **S17 & S18- Non-Residential POD Entry Monument Sign**
(In compliance with Code)
 - **S19 & S20- Primary Ground Sign**
(Waiver Request)
 - **S21 & S22- Secondary Ground Sign**
(Waiver Request)
 - **S23, S24 & S25- Individual Tenant Ground Sign**
(Waiver Request)

S17 & S18- Non-Residential POD Entry Monument Signs

The applicant proposes (two) 2 Non-Residential Pod Entry Monument Signs. One is provided at the intersection of Town Center Parkway (TCP) and Seminole Pratt Whitney (SPW) and a second is provided at the Corner of Persimmon Boulevard and SPW. Both Monumnet Signs are consistent with the location, size and design criteria per Sign Code Section 6.20.

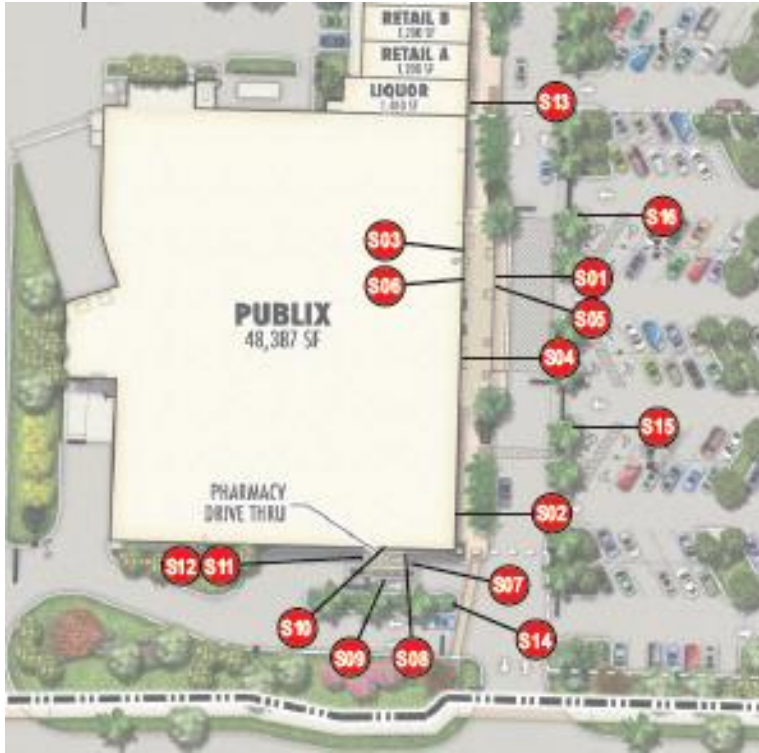


S19 & S20- Primary Ground Sign; S21 & S22- Secondary Ground Sign and S23, S24 & S25- Individual Ground Sign: each of this type of sign requires waivers from the Sign Code further explained in pages 5, 6 and 7.



Wall and Directional Signs

The proposed Master Sign Plan includes the following wall and directional signs:



- Wall and Directional Signs** included in the Master Sign Plan:
- S01 & S08- Publix Food & Pharmacy**
 - S02- Pharmacy Drive Thru**
 - S03- Presto! (ATM sign)**
 - S04- Exit & Entry Signs for Publix Front Doors**
 - S05- Address**
 - S07- Exit Only for Publix Front Doors**
 - S09- Pharmacy Drive Thru**
 - S10- Consult Your Physician... Wall Sign**
 - S11- Enter Only for Pharmacy Drive Thru**
 - S12- Clearance Sign for Pharmacy Drive Thru**

Wall Tenant Signs

The subject Master Sign Plan does NOT provide for standard tenant sign colors. In fact, the applicant proposes that each tenant can have the color of their choice if approved by Landlord. The maximum sign height must not exceed 24 inches and can have channel letters in the following three fonts: *Helvetica Bold*, *Helvetica Medium* or *Americana Extra Bold*. Regional and National chains are permitted to use brand logo if approved by Landlord.



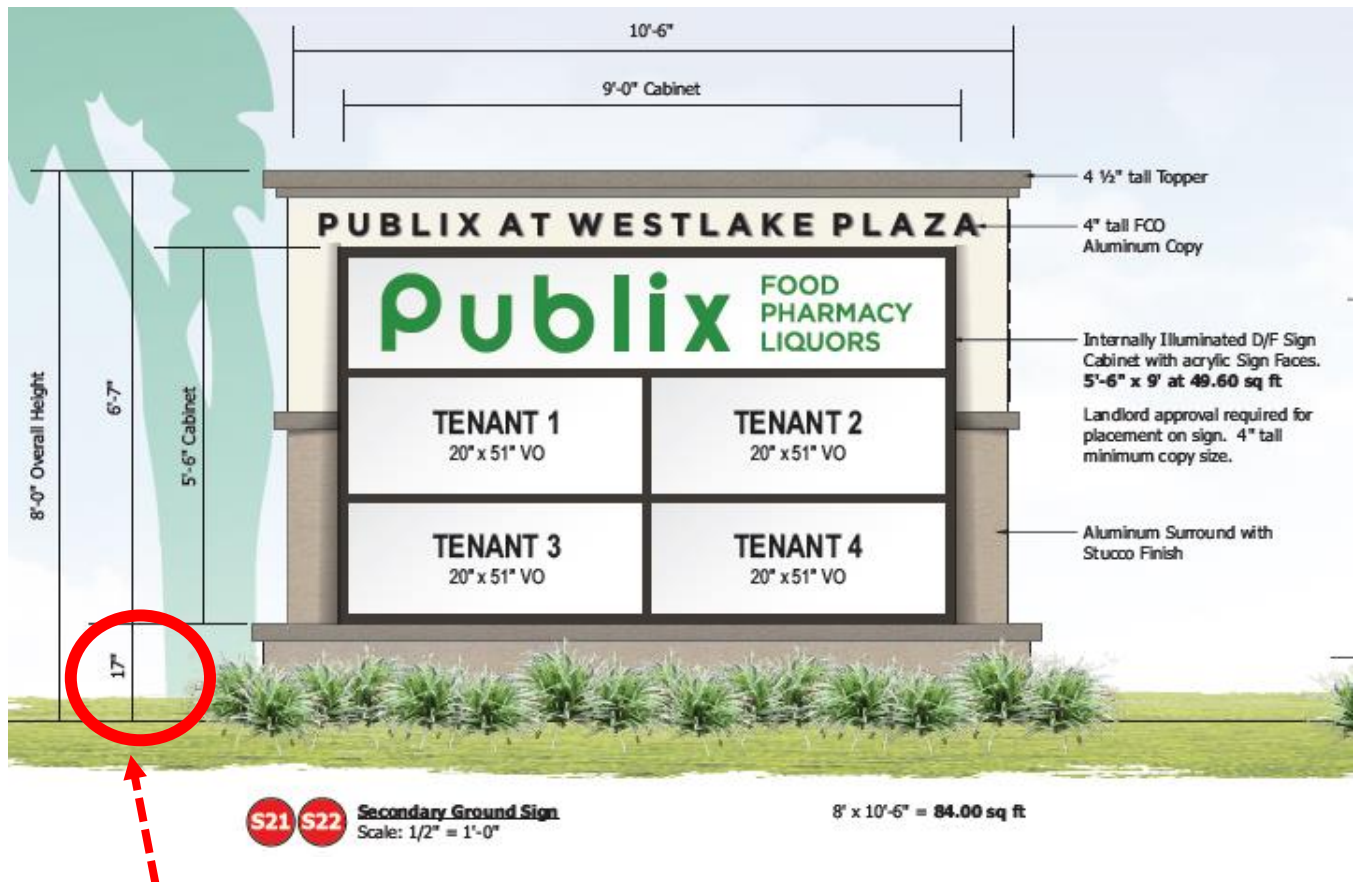
Requested Waivers

Per Chapter 6. Sign. Section 6.9 Master Sign Plan: *The City Council, at the time of development order or site plan approval or amendment, maywaive one or more of the requirements of this chapter as part of a master sign plan. A master sign plan may be considered for two or more signs.*

(A) *The City Council may vary the size, setback requirements, number, and type of signs as part of a master sign plan application, provided the city council determines an application complies with the general intent and purpose of this chapter.*

As part of the subject Master Sign Plan, the applicant is requesting the following six (6) waivers:

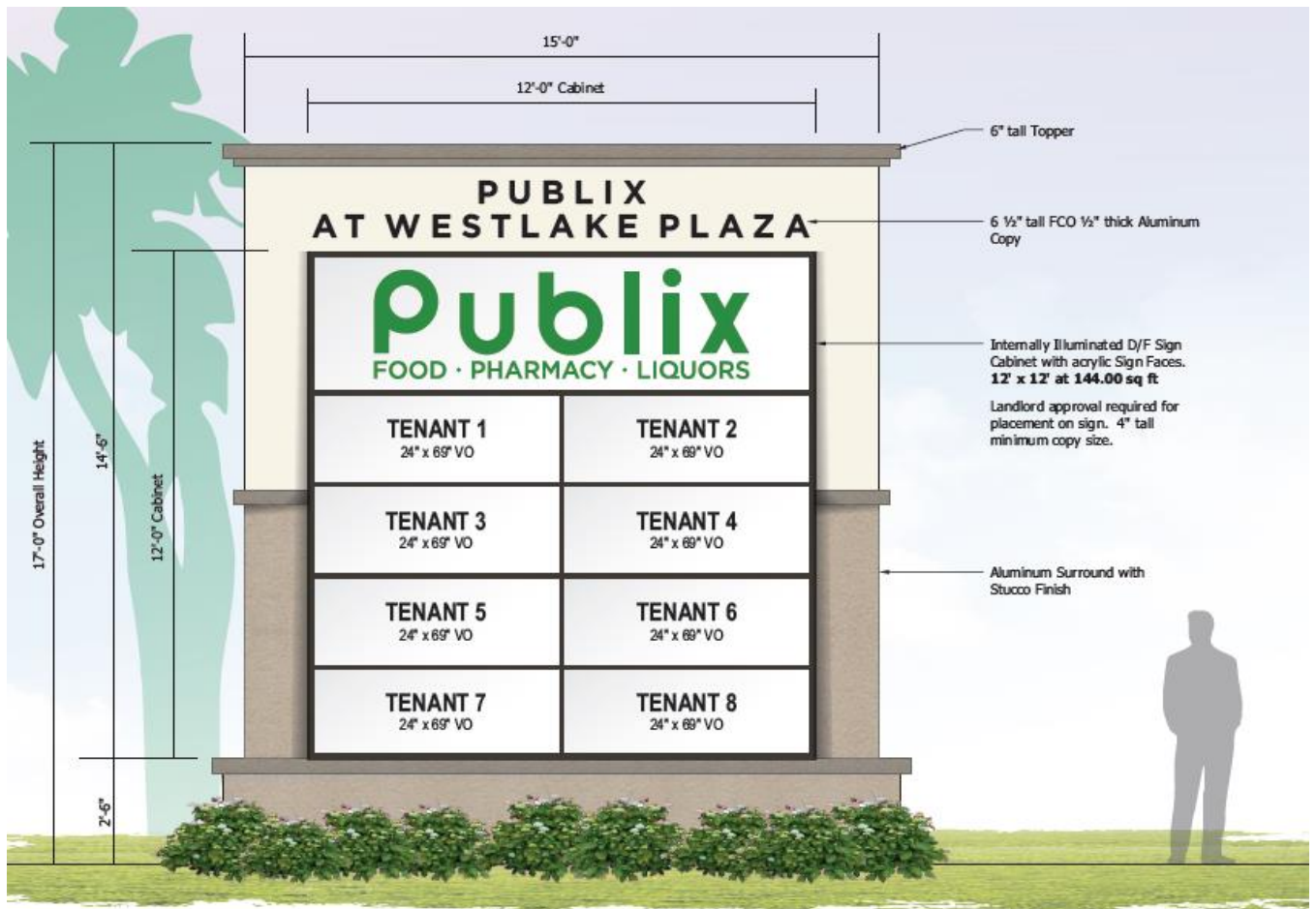
1. **FIRST WAIVER:** Ground Sign for Commercial Building within Pod (Secondary Signs –S22 & S21): The applicant is requesting to reduce the height of the base to 1.42 ft. when the code requires a 2.4 ft. for two (2) Secondary Ground Signs.
 - The sign dimensions are 8 feet x 10.5 feet (84 Square Feet).
 - The 84 Square Feet area is less than the maximum 120 Square Feet.
 - The sign face is 49.6 Square Feet, the Code allows up to 60 Square Feet.
 - The sign has less than the allowable 6 tenants.
 - The base height is 1.42 feet (17") when the Code requires 2.4 feet (8 ft x 30%= 2.4 ft). This is a deviation of .98 feet.



The proposed base height is 1.42 feet (17") when the Code requires 2.4 feet (8 ft x 30%= 2.4 ft). This is a deviation of .98 feet.

2. **SECOND WAIVER:** Ground Sign for Commercial Building within Pod (**Primary Sign – S19 & S20**): The applicant is requesting to increase the height of the sign to 17 ft. when the code requires 8 ft. Regarding these signs, the applicant is also requesting multiple code deviation in terms of width, copy area, number of tenants and height of base area as follows:

- The sign is 17 feet in height when the Code requires 8 feet per Sign Code Table 6.1.
- The sign is 15 feet in width which exceeds 12 feet in width of the Sign Code Table 6.1.
- The sign area is 255 square feet which exceeds the 120 foot requirement of Table 6.1 - a deviation of 135 square feet.
- The sign copy area is 144 square feet which exceeds the 60 square foot allowance of Table 6.1. - a deviation of 84 square feet.
- The sign includes 9 tenant names which exceeds the allowance of 6 - a deviation of 3 tenant names.
- The height of the base sign is 2.5 feet which exceeds the minimum of a 2 foot requirement but deviates from the 30% of height requirement by 2.6 feet (17 ft. x 30% = 5.1 feet).



S19 S20 Primary Ground Sign
Scale: 3/8" = 1'-0"

17 x 15' = 255.00 sq ft

3. **THIRD WAIVER:** Ground Sign for Commercial Building within Pod (Individual Tenant Ground Signs S23; S24; & S25): The applicant is requesting to reduce the height of the base to 1.17 ft. (14") when the code requires 2 ft.



4. **FOURTH WAIVER:** Wall Signs for Principal Structure: The applicant is requesting two (2) lines per sign when the Code requires one (1) line per sign. As shown on below graphics, the following signs include two (2) lines:
 - a. Pharmacy Drive Through
 - b. Publix Food & Pharmacy
5. **FIFTH WAIVER:** Wall Signs for Principal Structure: The applicant is requesting **three** wall signs on the East Elevation facing Seminole Pratt Whitney Road when the Codes requires maximum one (1) wall sign.
 - a. Pharmacy Drive Through
 - b. Publix Food & Pharmacy
 - c. Presto ATM sign



Note: The "Publix Liquors" sign is above a separate storefront with a separate entrance and is considered to be one of the nine (9) tenants of the Principal Structure.

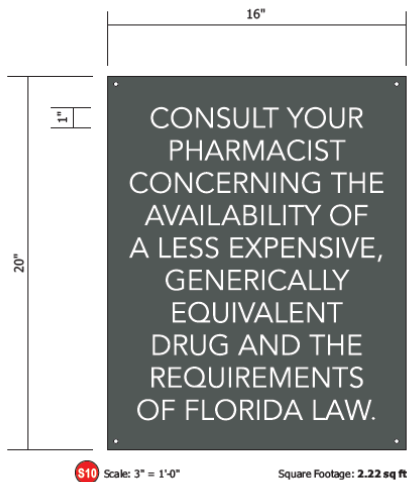
6. SIXTH WAIVER: Wall Signs for Principal Structure: The applicant is proposing **two** wall signs on South Elevation facing Persimmon Blvd. when the Codes requires maximum one (1) wall sign.

Proposed signage on East Elevation as shown below:

- a. **Publix Food & Pharmacy**
- b. **Consult Your Pharmacist Concerning The Availability of A Less Expensive, Generically Equivalent Drug And The Requirements of Florida Law.**



Note: The sign Pharmacy Drive Thru is considered to be a canopy sign.



FINAL REMARKS

MSP-2020-02 will be heard by the City Council on December 14, 2020. The public hearing was advertised in compliance with the City's Code.

Based upon the facts and findings contained herein, the Department of Planning and Zoning recommends approval of the subject application with the following condition:

1. Reduce the height of the Primary Sign from 17 ft. to 14 ft and adjust accordingly the width, copy area, number of tenants and height of base area.

RESOLUTION 2020-39

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

WHEREAS, the City’s Land Development Regulations, Chapter 6, Signs, Section 6.9, provides procedures for the review and adoption of Master Sign Plans by the City Council; and

WHEREAS, the applicant, Cotleur & Hearing, submitted an application for a Master Sign Plan review and approval for the Publix at Westlake Plaza, located at 16841 Persimmon Boulevard West, Westlake, Florida, 33470, containing approximately 20.321 acres, legally described in the attached Exhibit “A”, and

WHEREAS, the City staff have reviewed the proposed Master Sign Plan, MSP 2020-02, which consists of Pod Entry Monument signs, a primary ground sign, a secondary ground sign, individual ground signs, wall signs, tenant signs, directional signage and approval of six(6) waivers to the sign code provisions, all as more specifically detailed in the attached Exhibit “B”, (Master Sign Plan); and

WHEREAS, the Publix at Westlake Plaza is a commercial plaza in the Downtown Mixed Use zoning district fronting on Seminole Pratt Whitney road and includes a rural parkway easement, a fast food facility with a drive through, a bank, a restaurant, retail and the Publix grocery store with a drive through pharmacy and liquor store; and

WHEREAS, the Master Sign Plan is consistent with all of the requirements of the City of Westlake’s Sign Codes, the City Manager and the city staff recommends approval of the Master Sign Plan with conditions as set forth herein; and

WHEREAS, pursuant to law, notice has been given by publication in a paper of general circulation in Palm Beach County, notifying the public of this proposed resolution and of the public hearing; and

WHEREAS, the City Council for the City of Westlake finds that based upon the evidence submitted the adoption an implementation of this resolution as approved with the conditions contained herein, is in the best interest and welfare of the residents of the City of Westlake.

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

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

Section 2: Approval of Master Sign Plan: The City Council for the City of Westlake hereby approves the Master Sign Plan MSP 2020-02, for Publix at Westlake Plaza, consisting of Pod Entry Monument signs, a primary ground sign, a secondary ground sign, individual ground signs, wall signs, tenant signs, directional signage and approval of six(6) waivers to the sign code provisions, located at 16841 Persimmon Boulevard South, Westlake, Florida, 33470, as described in the Master Sign Plan, attached hereto as Exhibit “B”, located on approximately 20.3205 acres, in the City of Westlake, and in Palm Beach County, Florida.

Section 3: Approval of Waivers: The City Council for the City of Westlake hereby approves the following six(6) waivers for the Publix at Westlake Plaza:

- (1) Ground Sign for Commercial Building within Pod (Secondary Signs- S22 and S21). The applicant is requesting to reduce the height of the base to 1.42 feet when the code requires a 2.4 feet base.
- (2) Ground Sign for commercial Building within Pod(Primary Sign – S19 and S20). The applicant is requesting to increase the height of the sign to seventeen (17) feet when the code requires eight (8) feet. Regarding these signs, the applicant is also requesting multiple code deviation in terms of width, copy area, number of tenants and height of base area, as detailed in the Master Sign Plan.
- (3) Ground Sign for Commercial Building within Pod (Individual Tenant Ground Signs S23, S24 and S25). The applicant is requesting to reduce the height of the base to 1.17 feet when the code requires two (2) feet.

- (4) Wall Signs for Principal Structure. The applicant is requesting two (2) lines per sign when the Code requires one (1) line per sign.
- (5) Wall Signs for Principal Structure. The applicant is requesting three wall signs on the East Elevation facing Seminole Pratt Whitney Road when the code requires maximum one (1) wall sign.
- (6) Wall Signs for Principal Structure. The applicant is proposing two wall signs on the South Elevation facing Persimmon Boulevard, when code requires a maximum of one (1) wall sign.

Section 4: Condition(s) of Approval: The Master Sign Plan approval is subject to the applicant meeting the following condition of development approval:

Reduce the height of the Primary Sign from seventeen (17) feet to fourteen (14) feet and adjust accordingly the width, copy area, number of tenants and height of base area.

Section 5. Implementation: The City Manager and the City Attorney are hereby authorized to take such further action as may be necessary to implement the purpose and provisions of the Resolution.

Section 6: Effective Date: This resolution shall take effect immediately upon its adoption.

PASSED AND APPROVED by City Council for the City of Westlake, on this 14th day of December, 2020.

PUBLISHED on this 4th day of December 2020 in the Palm Beach Post.

City of Westlake
Roger Manning, Mayor

Zoie Burgess, City Clerk

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

MSP-2020-02 Publix Master Sign Plan Amendment

Publix

SO# 116550

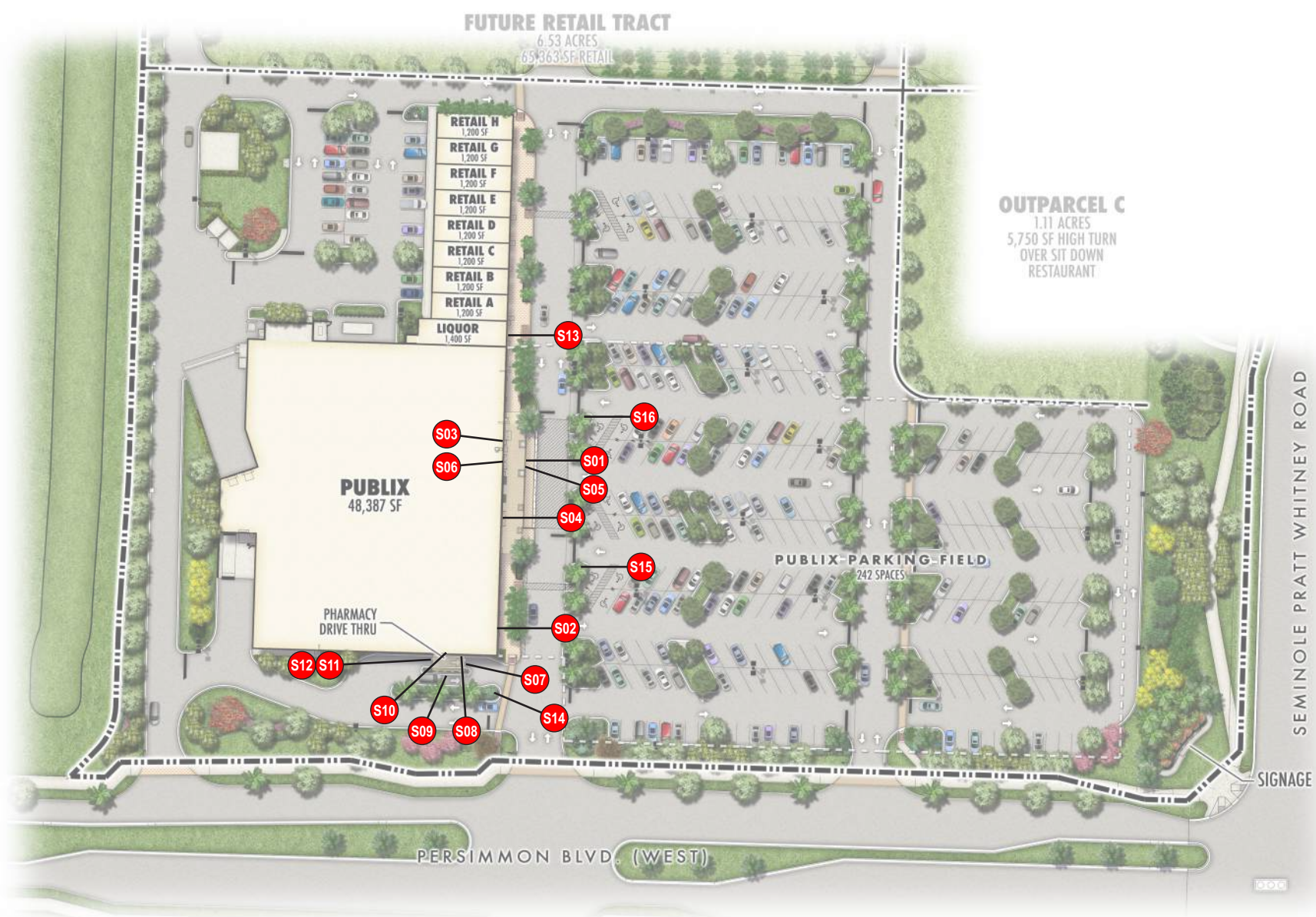
Publix at Westlake Plaza
Westlake FL

Binder: 10/7/2020

Revised: 10/28/2020

Revised: 11/12/2020

Key for Publix Building Signage



Publix
FOOD & PHARMACY

PHARMACY
DRIVE THRU

S01 3'-0" Publix Channel Letters

S02 16" Channel Letters



EXIT

0000

S03 S/F Wall Sign

S04 FCO Exit

S05 FCO Address

ENTRY

EXIT ONLY

S05 FCO Entry

S07 Exit Only

Publix
FOOD & PHARMACY

S08 3'-0" Publix Channel Letters

PHARMACY DRIVE THRU

S09 8" Channel Letters

CONSULT YOUR PHARMACIST CONCERNING THE AVAILABILITY OF A LESS EXPENSIVE, GENERALLY EQUIVALENT DRUG AND THE REQUIREMENTS OF FLORIDA LAW.

ENTER ONLY

S11 FCO Letters

Publix
LIQUORS

S13 19" Channel Letters

CLEARANCE 12'-8"

S12 FCO Letters

S10 S/F Plaque



S14 S/F Directional



S15 S/F Directional



S16 S/F Directional



National Headquarters: 1077 West Blue Heron Blvd.
West Palm Beach, Florida 33404
800.772.7932
www.atlasbtw.com

Revisions:	
...	...
...	...
...	...
...	...
...	...

SP

PM: Tiffany S.	Address: Town Center Pkwy
Drawn By: TD	City State: Westlake, FL
Date: 10/7/2020	Drawing Number: 116550-01



EAST ELEVATION



SOUTH ELEVATION

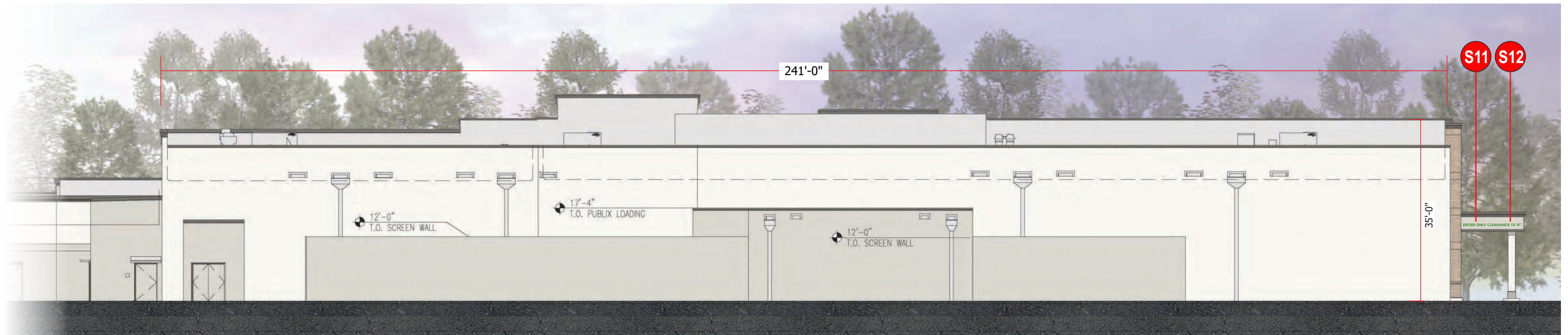


National Headquarters: 1077 West Blue Heron Blvd.
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ELEV

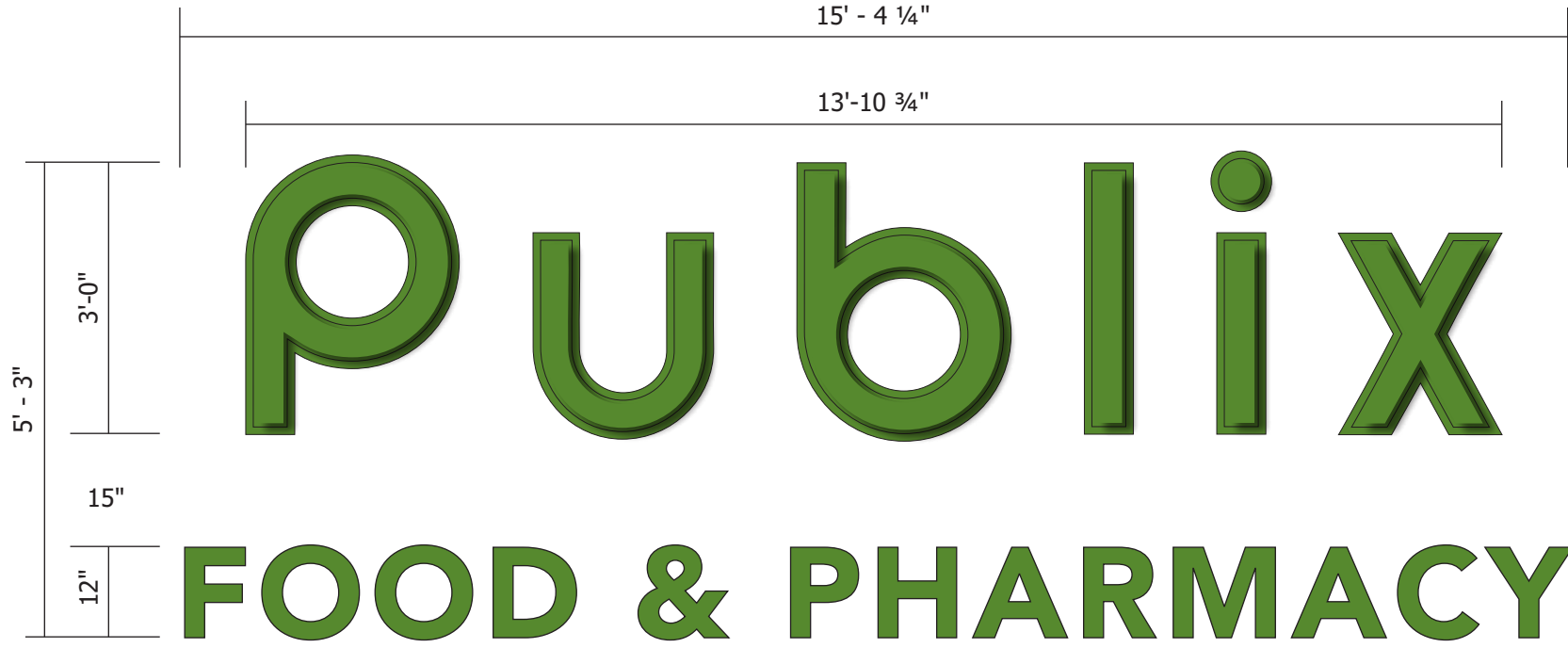
PM: Tiffany S.	Address: Town Center Pkwy
Drawn By: TD	City State: Westlake, FL
Date: 10/7/2020	Drawing Number: 11655



WEST ELEVATION

Revisions:	
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PM: Tiffany S.	Address: Town Center Pkwy
Drawn By: TD	City State: Westlake, FL
Date: 10/7/2020	Drawing Number: 116556 ELEV



S01 Scale: 1/2" = 1'-0"

Square Footage: **80.6 sq ft**

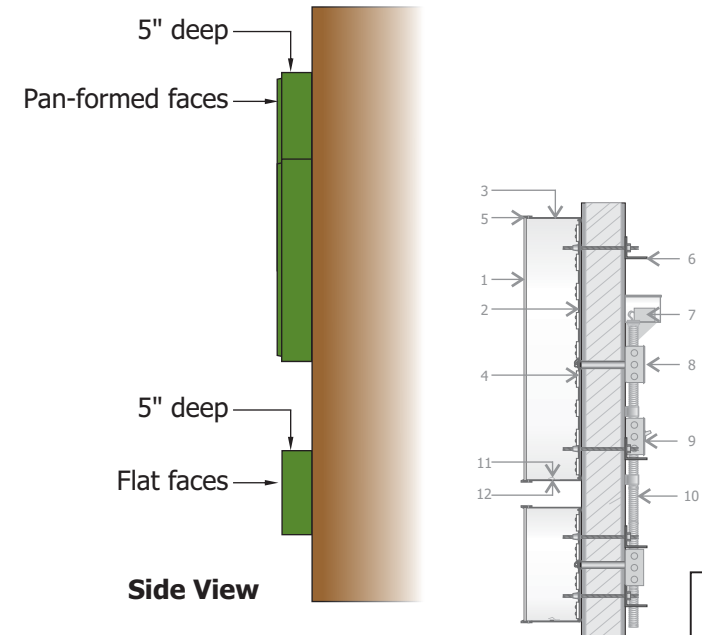
NOTE: All smaller letters to have plastic "Bird Deterrent" inserts.

NOTE: These channel letters are flush mounted with remote power supplies.

ACTION:
Manufacture and install new set of internally illuminated channel letters.

- DESCRIPTION:**
- Letters are fabricated with .125 aluminum backs and painted (semi-gloss finish) with .063 aluminum returns @ 5" deep.
 - Letters are internally illuminated with energy efficient LED.
 - Letter faces are .177" SG Plus - panformed
 - "PUBLIX" Pan-Formed faces are secured with 1" Jewelite Trimcap
 - "F&P" Flat faces are secured with 1" Jewelite Trimcap

- COLOR SCHEDULE:**
- Aluminum Returns = Painted PMS 363 Green (semi-gloss)
 - "PUBLIX" = 1" Jewelite trimcap painted PMS 363 Green (semi-gloss)
 - "F & P" = 1" Jewelite trimcap painted PMS 363 Green (semi-gloss)
 - Acrylic Faces = .177 SG Plus PMS 363 Green
 - GE LEDs = Green



- ELECTRICAL NOTES**
- All materials and fasteners meet 3004.4
 - All electrical components are UL listed, labeled and approved.
 - Sign grounded according to NEC 6007.7
 - Signs manufactured and listed NEC 600.3 and marked per NEC 600.4.
 - All branch circuits per NEC 600 .5(B).1 or (B).2.
 - All Signs controlled by photocell or time clock per FBC 13-415. (ABC).1.4.
 - One visible 20 amp disconnect per sign per circuit per NEC 600.6(A).1

1	acrylic face
2	letter backs to be .125 aluminum
3	returns to be .040 aluminum
4	illumination to be provided by LED.
5	1" trim cap
6	mounting varies upon location and wall material
7	power supply
8	junction box
9	listed disconnect switch
10	primary power source
11	weep hole cover to be white pre-finished aluminum
12	weep hole

CODE:
Wall Signs: Not to exceed 80% of building width; Minimum 10% clear area on each outer edge of the building. Sign letters not to exceed 36 inches in height including lower case letters. Signs to be noted "remote or self contained".



EAST ELEVATION
Scale: 1/16" = 1'-0"

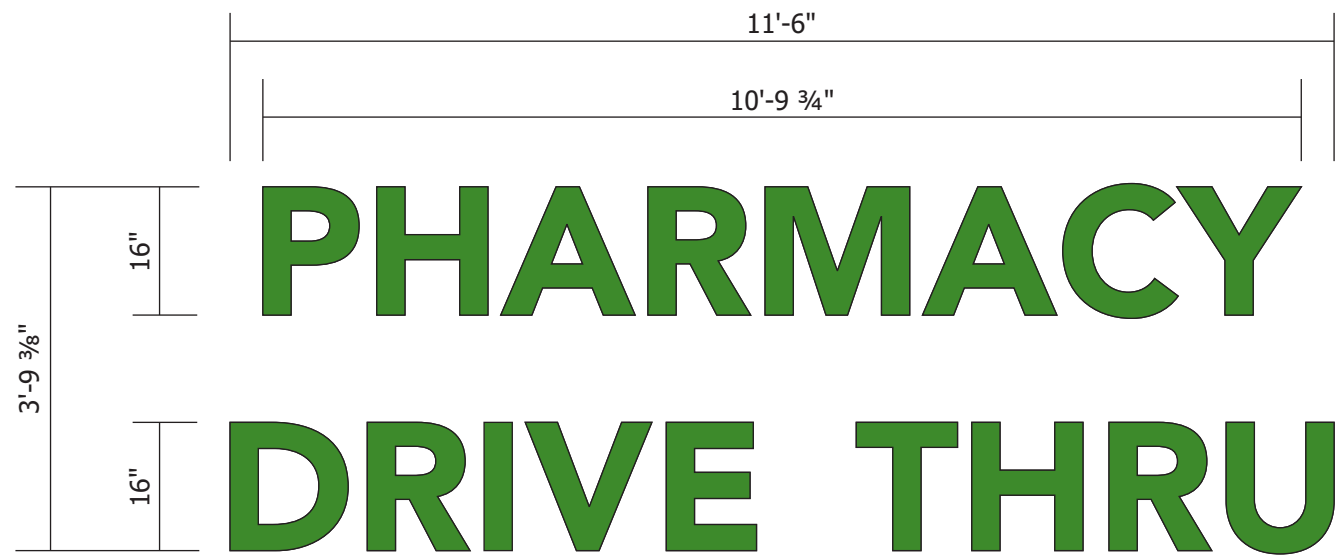


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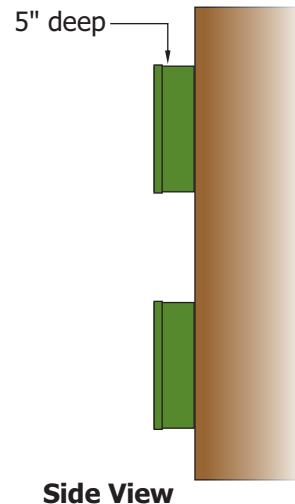
S01

PM: Tiffany S.	Address: Town Center Pkwy
Drawn By: TD	City State: Westlake, FL
Date: 10/7/2020	Drawing Number: 116500-001

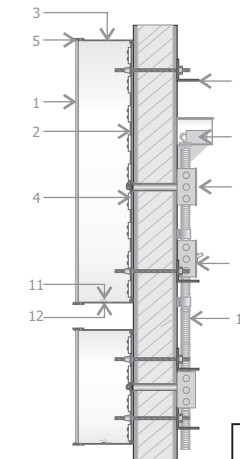


S02 Scale: 3/4" = 1'-0"

Square Footage: **43.4 sq ft**



Side View



ELECTRICAL NOTES	
1.	All materials and fasteners meet 3004.4
2.	All electrical components are UL listed, labeled and approved.
3.	Sign grounded according to NEC 6007.7
4.	Signs manufactured and listed NEC 600.3 and marked per NEC 600.4.
5.	All branch circuits per NEC 600 .5(B).1 or (B).2.
6.	All Signs controlled by photocell or time clock per FBC 13-415. (ABC).1.4.
7.	One visible 20 amp disconnect per sign per circuit per NEC 600.6(A).1

1	acrylic face
2	letter backs to be .125 aluminum
3	returns to be .040 aluminum
4	illumination to be provided by LED.
5	1" trim cap
6	mounting varies upon location and wall material
7	power supply
8	junction box
9	listed disconnect switch
10	primary power source
11	weep hole cover to be white pre-finished aluminum
12	weep hole

NOTE: All smaller letters to have plastic "Bird Deterrent" inserts.

NOTE: These channel letters are flush mounted with remote power supplies.

ACTION:
Manufacture and install new set of internally illuminated channel letters.

DESCRIPTION:
1. Letters are fabricated aluminum @ 5" deep.
2. Letters are internally illuminated with energy efficient LED.
3. Letter faces are .177" SG Plus
4. Faces are secured with 1" Jewelite Trimcap

COLOR SCHEDULE:

- Aluminum Returns = Painted PMS 363 Green (semi-gloss)
- 1" Jewelite trimcap painted PMS 363 Green (semi-gloss)
- Acrylic Faces = .177 SG Plus PMS 363 Green
- LEDs = Green

CODE:
Wall Signs: Not to exceed 80% of building width; Minimum 10% clear area on each outer edge of the building. Sign letters not to exceed 36 inches in height including lower case letters. Signs to be noted "remote or self contained".



EAST ELEVATION
Scale: 1/16" = 1'-0"

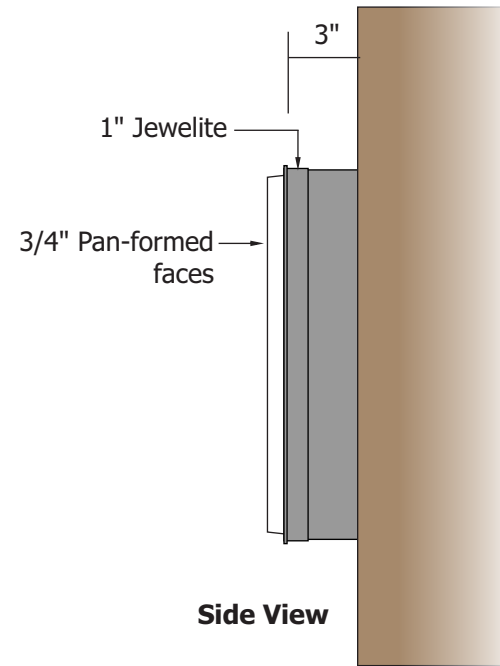
Revisions:	
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PM: Tiffany S.	Address: Town Center Pkwy
Drawn By: TD	City State: Westlake, FL
Date: 10/7/2020	Drawing Number: 116550-302



S03 Scale: 1 1/2" = 1'-0"

Square Footage: **3.87 sq ft**



Side View

ELECTRICAL NOTES

1. All materials and fasteners meet 3004.4
2. All electrical components are UL listed, labeled and approved.
3. Sign grounded according to NEC 6007.7
4. Signs manufactured and listed NEC 600.3 and marked per NEC 600.4.
5. All branch circuits per NEC 600 .5(B).1 or (B).2.
6. All Signs controlled by photocell or time clock per FBC 13-415. (ABC).1.4.
7. One visible 20 amp disconnect per sign per circuit per NEC 600.6(A).1

NOTE: This cabinet is flush mounted with internal ballast.

ACTION:

Manufacture and install new Sign Cabinet with pan-formed sign face.

DESCRIPTION:

1. New Sign Cabinet is fabricated from aluminum with painted finish.
2. Sign face is 3/4" pan-formed white polycarbonate with surface applied vinyl graphics.
3. Sign face is secured with 1" jewelite trimcap and is internally illuminated with fluorescent lamps.

COLOR SCHEDULE:

- Sign Cabinet = Painted #331EC Silver (gloss)
- Jewelite Trimcap = Silver
- Sign face = .177 white polycarbonate
- 3M 3630-43 Light Tomato Red vinyl

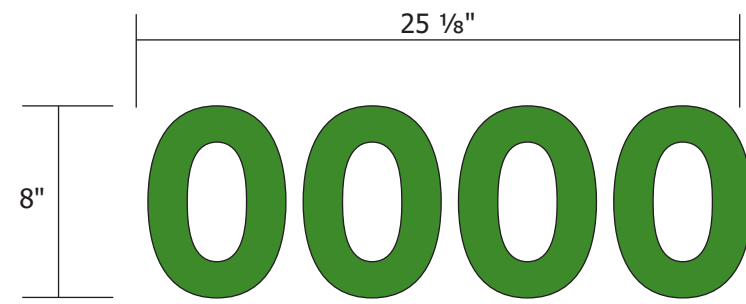


EAST ELEVATION
Scale: 1/16" = 1'-0"

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S04 Scale: 1 1/2" = 1'-0"

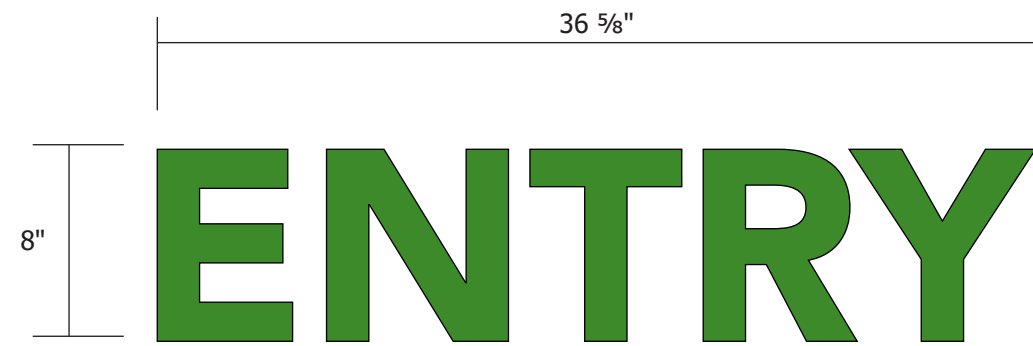


S05 Scale: 1 1/2" = 1'-0"

1/4" thick aluminum
Stud Mounted

Side View

*Address to be confirmed prior to manufacturing



S06 Scale: 1 1/2" = 1'-0"

SCOPE OF WORK:

Manufacture and install FCO copy.

DESCRIPTION:

1. Copy is flat cut out from 1/4" thick plate aluminum.
2. Stud mounted to fascia with a painted finish.

COLOR SCHEDULE:

Painted PMS 363 Green (semi-gloss)



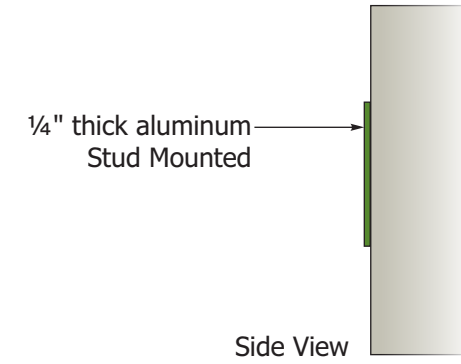
EAST ELEVATION
Scale: 1/16" = 1'-0"

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S07 Scale: 1 1/2" = 1'-0"

1.82 sq ft



SCOPE OF WORK:

Manufacture and install canopy directional sign.

COLOR SCHEDULE:

Painted PMS 363 Green (semi-gloss)

DESCRIPTION:

1. Copy is flat cut out from 1/4" thick plate aluminum.
2. Stud mounted to fascia with a painted finish.

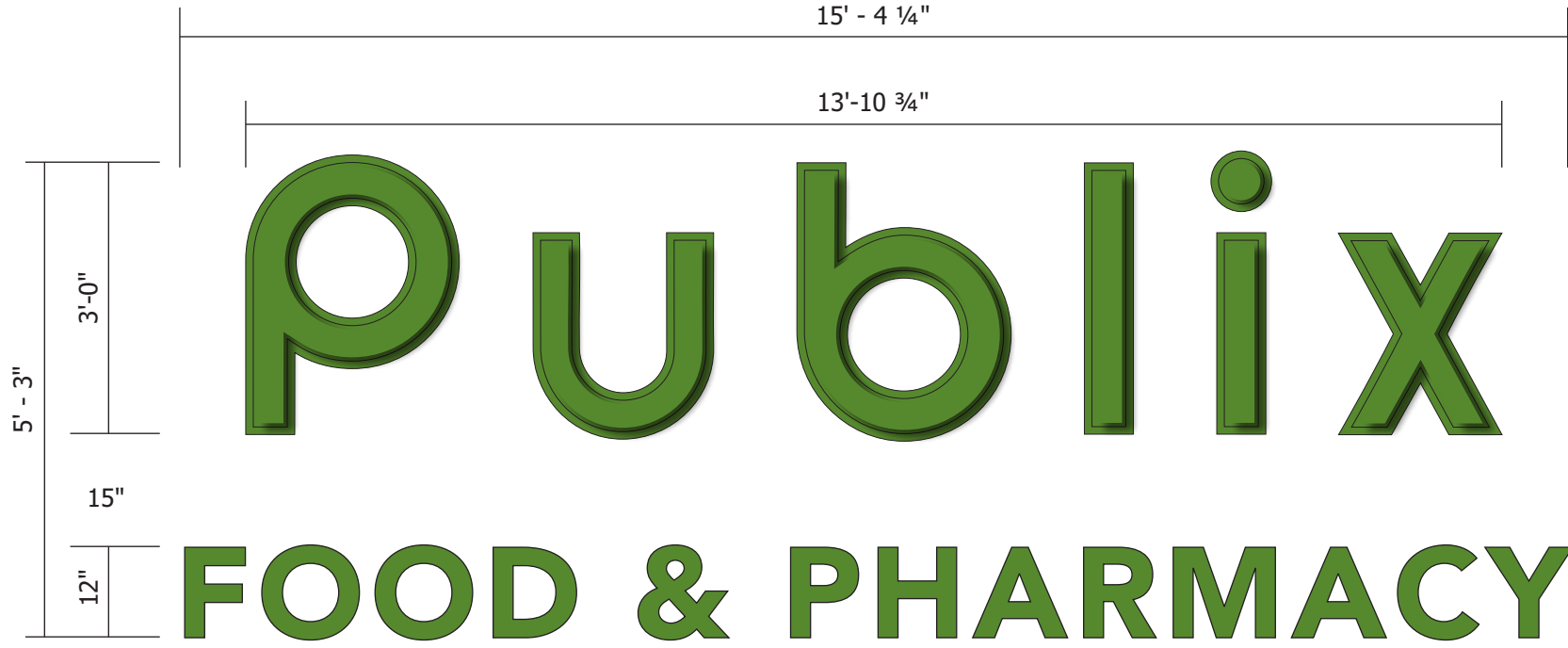


EAST ELEVATION
Scale: 1/16" = 1'-0"

Revisions:	
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S07

PM: Tiffany S.	Address: Town Center Pkwy
Drawn By: TD	City State: Westlake, FL
Date: 10/7/2020	Drawing Number: 116596-307



S08 Scale: 1/2" = 1'-0"

Square Footage: **80.6 sq ft**

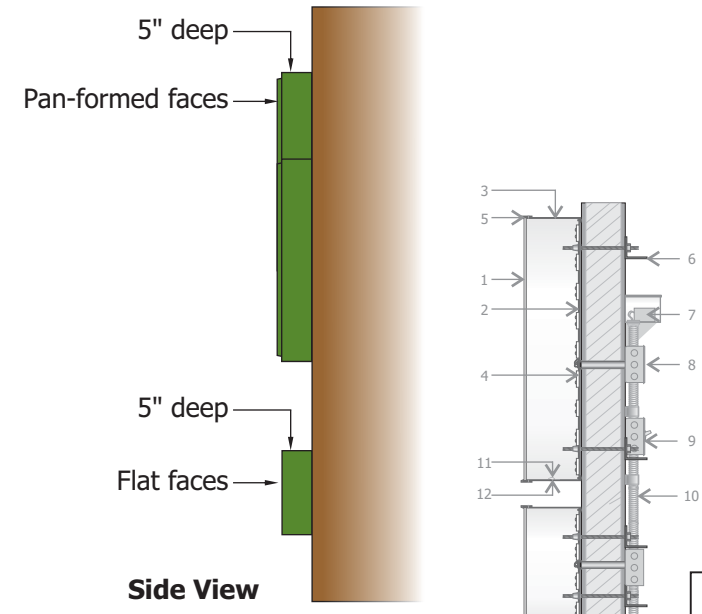
NOTE: All smaller letters to have plastic "Bird Deterrent" inserts.

NOTE: These channel letters are flush mounted with remote power supplies.

ACTION:
Manufacture and install new set of internally illuminated channel letters.

- DESCRIPTION:**
- Letters are fabricated with .125 aluminum backs and painted (semi-gloss finish) with .063 aluminum returns @ 5" deep.
 - Letters are internally illuminated with energy efficient LED.
 - Letter faces are .177" SG Plus - panformed
 - "PUBLIX" Pan-Formed faces are secured with 1" Jewelite Trimcap
 - "F&P" Flat faces are secured with 1" Jewelite Trimcap

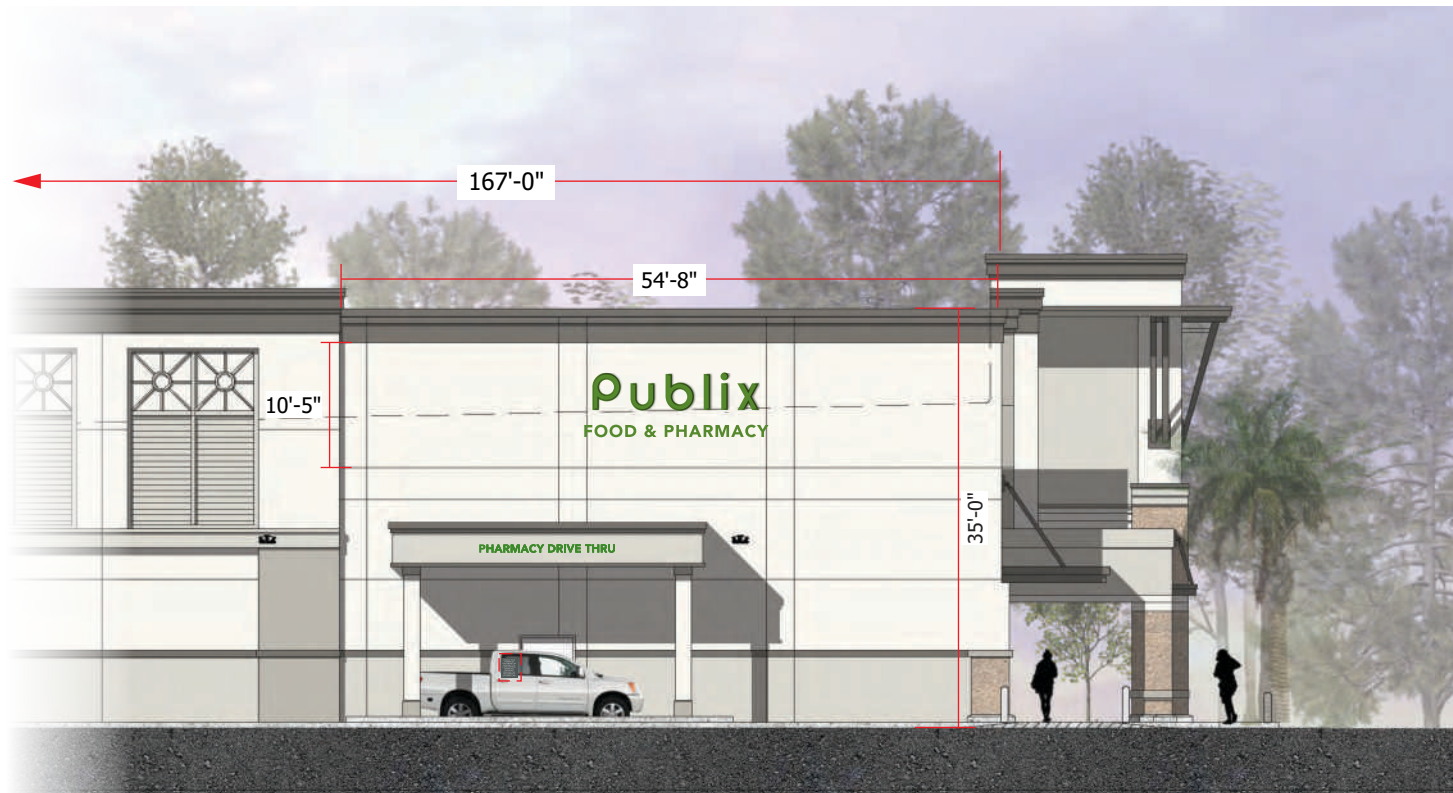
- COLOR SCHEDULE:**
- Aluminum Returns = Painted PMS 363 Green (semi-gloss)
 - "PUBLIX" = 1" Jewelite trimcap painted PMS 363 Green (semi-gloss)
 - "F & P" = 1" Jewelite trimcap painted PMS 363 Green (semi-gloss)
 - Acrylic Faces = .177 SG Plus PMS 363 Green
 - GE LEDs = Green



- ELECTRICAL NOTES**
- All materials and fasteners meet 3004.4
 - All electrical components are UL listed, labeled and approved.
 - Sign grounded according to NEC 6007.7
 - Signs manufactured and listed NEC 600.3 and marked per NEC 600.4.
 - All branch circuits per NEC 600 .5(B).1 or (B).2.
 - All Signs controlled by photocell or time clock per FBC 13-415. (ABC).1.4.
 - One visible 20 amp disconnect per sign per circuit per NEC 600.6(A).1

1	acrylic face
2	letter backs to be .125 aluminum
3	returns to be .040 aluminum
4	illumination to be provided by LED.
5	1" trim cap
6	mounting varies upon location and wall material
7	power supply
8	junction box
9	listed disconnect switch
10	primary power source
11	weep hole cover to be white pre-finished aluminum
12	weep hole

CODE:
Wall Signs: Not to exceed 80% of building width; Minimum 10% clear area on each outer edge of the building. Sign letters not to exceed 36 inches in height including lower case letters. Signs to be noted "remote or self contained".



SOUTH ELEVATION
Scale: 1/16" = 1'-0"



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S08

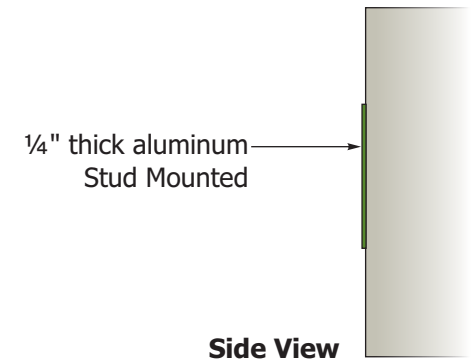
PM: Tiffany S.	Address: Town Center Pkwy
Drawn By: TD	City State: Westlake, FL
Date: 10/7/2020	Drawing Number: 116500-000

11'- 3 1/2"

PHARMACY DRIVE THRU

S09 Scale: 1" = 1'-0"

Square Footage: **16.91 sq ft**



SCOPE OF WORK:

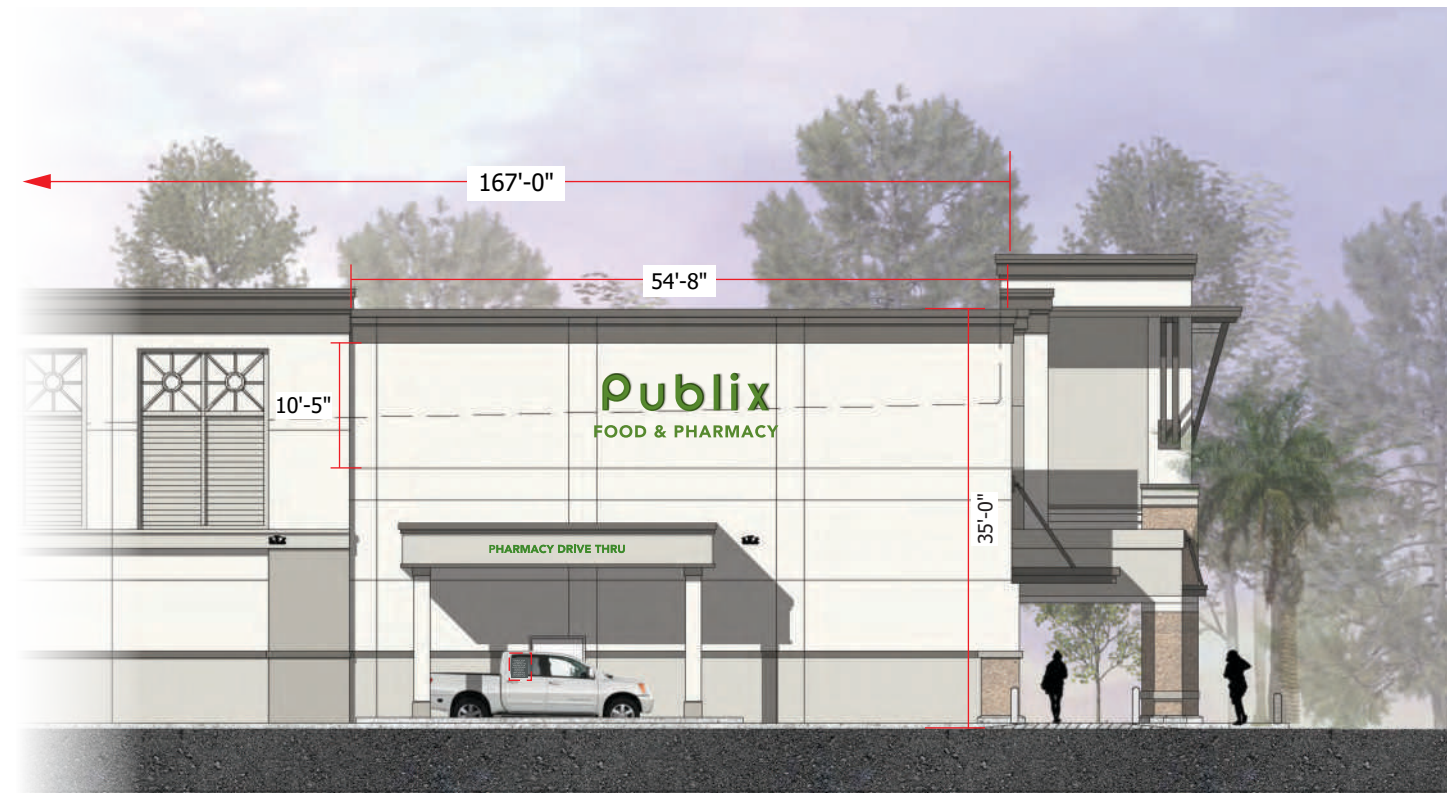
Manufacture and install canopy sign.

DESCRIPTION:

1. Copy is flat cut out from 1/4" thick plate aluminum.
2. Stud mounted to fascia with a painted finish.

COLOR SCHEDULE:

Painted PMS 363 Green (semi-gloss)

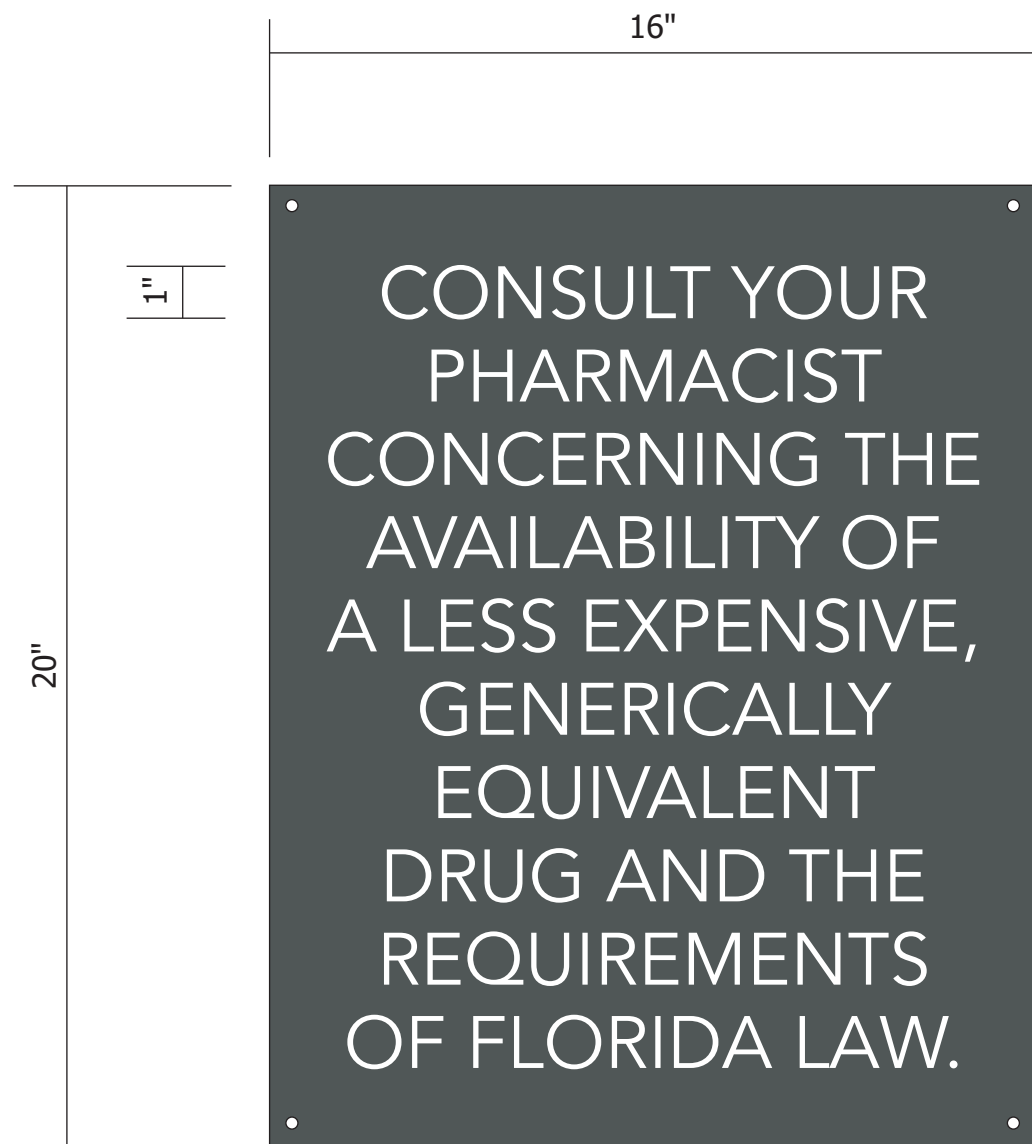


SOUTH ELEVATION

Scale: 1/16" = 1'-0"

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PM: Tiffany S.	Address: Town Center Pkwy
Drawn By: TD	City State: Westlake, FL
Date: 10/7/2020	Drawing Number: 116596-009



.125" aluminum sign
flush mounted to wall
with (4) screws



Side View

S10 Scale: 3" = 1'-0"

Square Footage: **2.22 sq ft**

SCOPE OF WORK:

Manufacture and install S/F Wall Sign

DESCRIPTION:

1. Wall Sign is flat aluminum with digitally printed graphics with UV Coating.
2. Flush mounted to fascia with screws in each corner.

COLOR SCHEDULE:

 Pantone 445 Gray with white copy

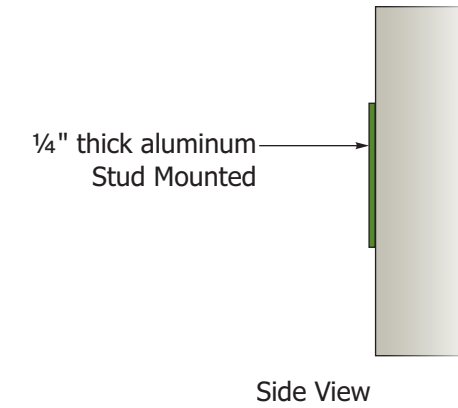
Revisions:	
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PM: Tiffany S.	Address: Town Center Pkwy
Drawn By: TD	City State: Westlake, FL
Date: 10/7/2020	Drawing Number: 116590-310



S11 Scale: 1 1/2" = 1'-0"

2.2 sq ft



SCOPE OF WORK:

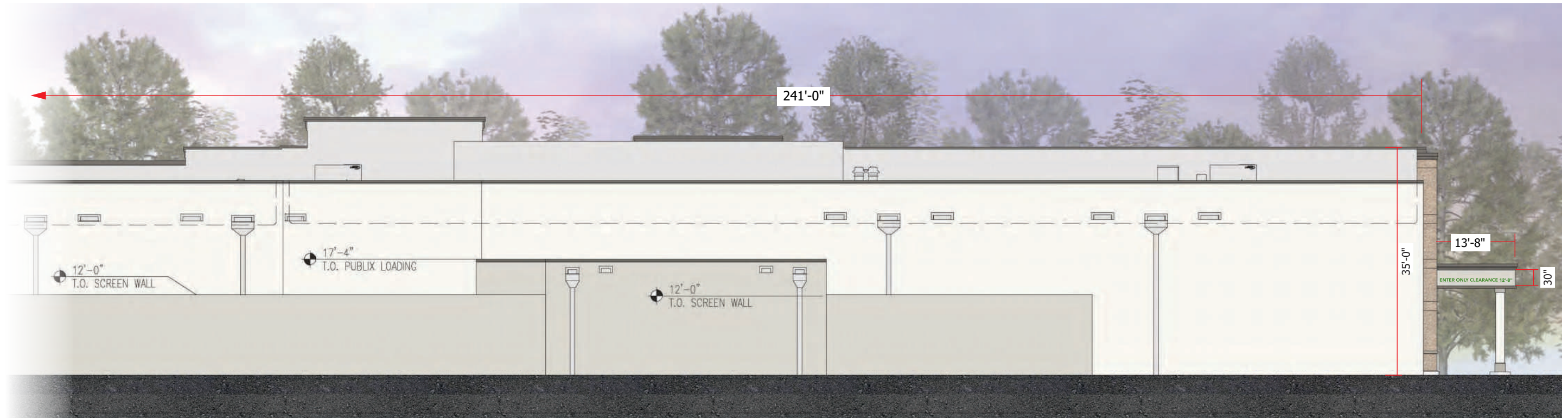
Manufacture and install canopy directional sign. Sign to be FCO letters.

DESCRIPTION:

1. Copy is flat cut out from 1/4" thick plate aluminum.
2. Stud mounted to fascia with a painted finish.

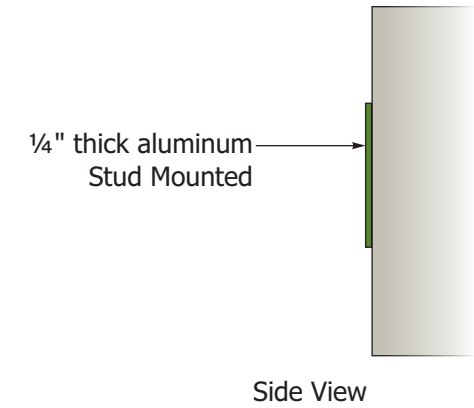
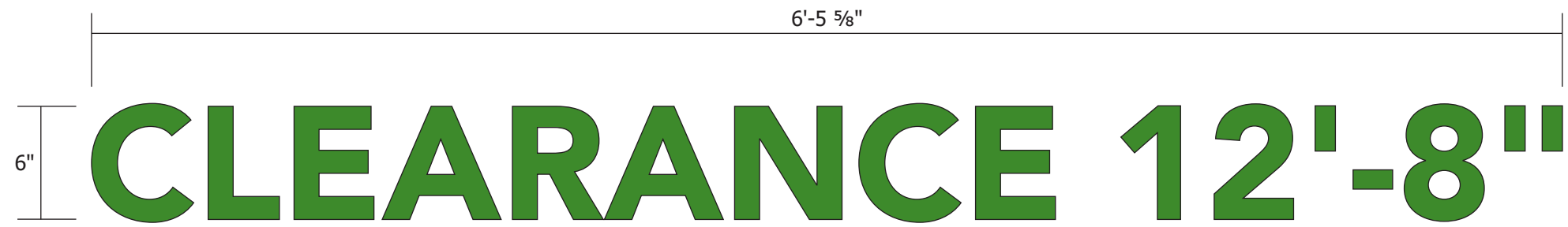
COLOR SCHEDULE:

Painted PMS 363 Green (semi-gloss)



EAST ELEVATION
Scale: 1/16" = 1'-0"

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S12 Scale: 1" = 1'-0"

3.23 sq ft

SCOPE OF WORK:

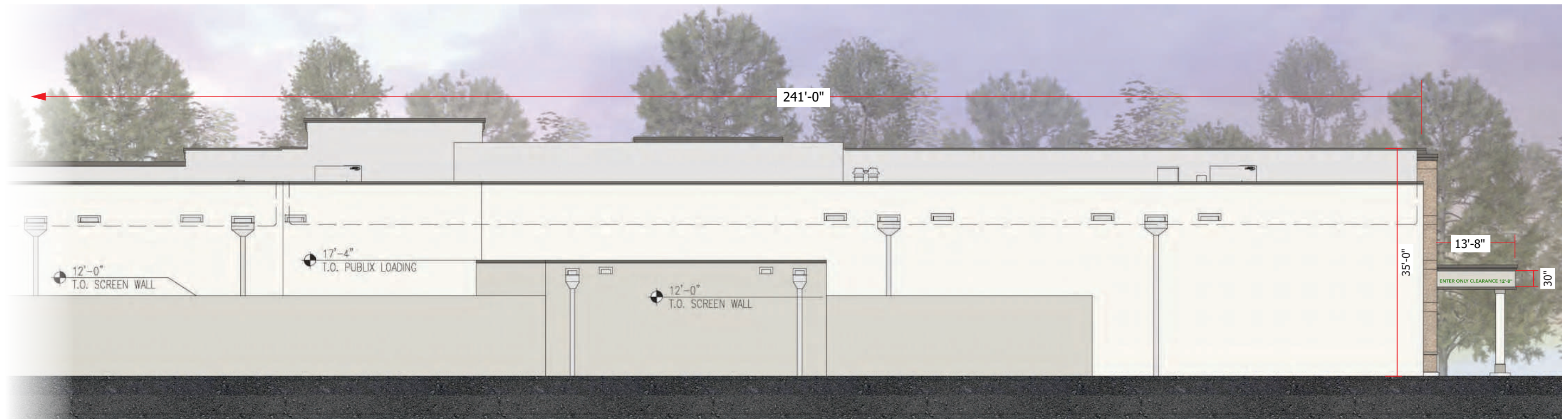
Manufacture and install clearance sign.

DESCRIPTION:

1. Copy is flat cut out from 1/4" thick plate aluminum.
2. Stud mounted to fascia with a painted finish.

COLOR SCHEDULE:

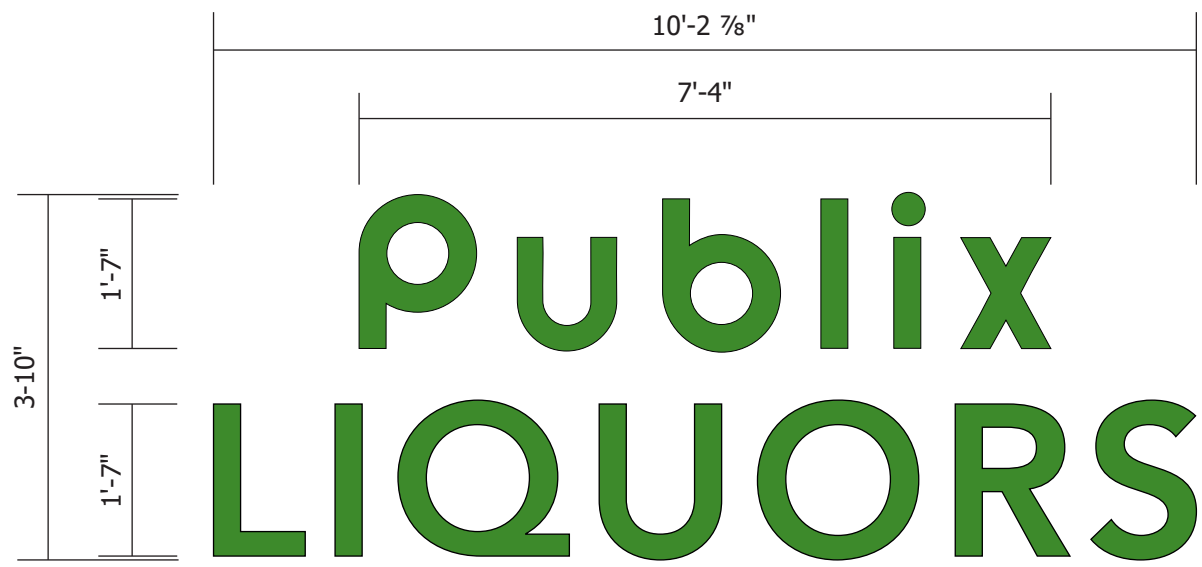
Painted PMS 363 Green (semi-gloss)



EAST ELEVATION
Scale: 1/16" = 1'-0"

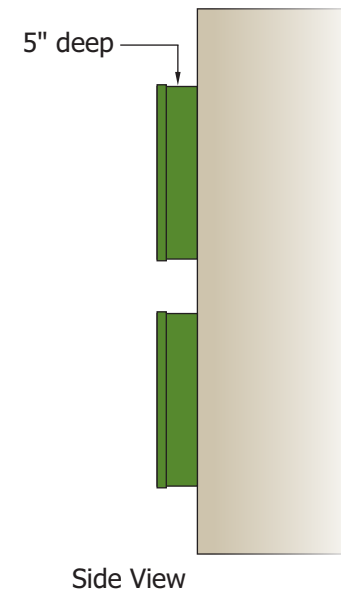
Revisions:	
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PM: Tiffany S.	Address: Town Center Pkwy
Drawn By: TD	City State: Westlake, FL
Date: 10/7/2020	Drawing Number: 116590-012



S13 Scale: 1/2" = 1'-0"

Square Footage:
45.94" x 122.86" = 39.2 sq ft



ELECTRICAL NOTES	
1.	All materials and fasteners meet 3004.4
2.	All electrical components are UL listed, labeled and approved.
3.	Sign grounded according to NEC 6007.7
4.	Signs manufactured and listed NEC 600.3 and marked per NEC 600.4.
5.	All branch circuits per NEC 600 .5(B).1 or (B).2.
6.	All Signs controlled by photocell or time clock per FBC 13-415. (ABC).1.4.
7.	One visible 20 amp disconnect per sign per circuit per NEC 600.6(A).1

SCOPE OF WORK:

Manufacture and install new set of internally illuminated channel letters.

DESCRIPTION:

1. Letters are fabricated aluminum @ 5" deep.
2. Letter faces are .177" SG Plus
3. Faces are secured with 1" jewelite trimcap.
4. Letters are internally illuminated with energy efficient LED

COLOR SCHEDULE:

- Aluminum Returns = Painted PMS 363 Green (semi-gloss)
- 1" Jewelite trimcap PMS 363 Green (semi-gloss)
- Acrylic Faces = .177 SG Plus PMS 363 Green
- LEDs = Green

NOTE: All letters to have plastic "Bird Deterrent" inserts.



EAST ELEVATION
Scale: 1/16" = 1'-0"

Revisions:	
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PM: Tiffany S.	Address: Town Center Pkwy
Drawn By: TD	City State: Westlake, FL
Date: 10/7/2020	Drawing Number: 116590-013



OPPOSITE SIDE

S14 S15 S16 Scale: 1 1/2" = 1' - 0"

SCOPE OF WORK:

1. Fabricate D/F informational parking signs as shown and described.
2. On site install signs in designated areas.

DESCRIPTION:

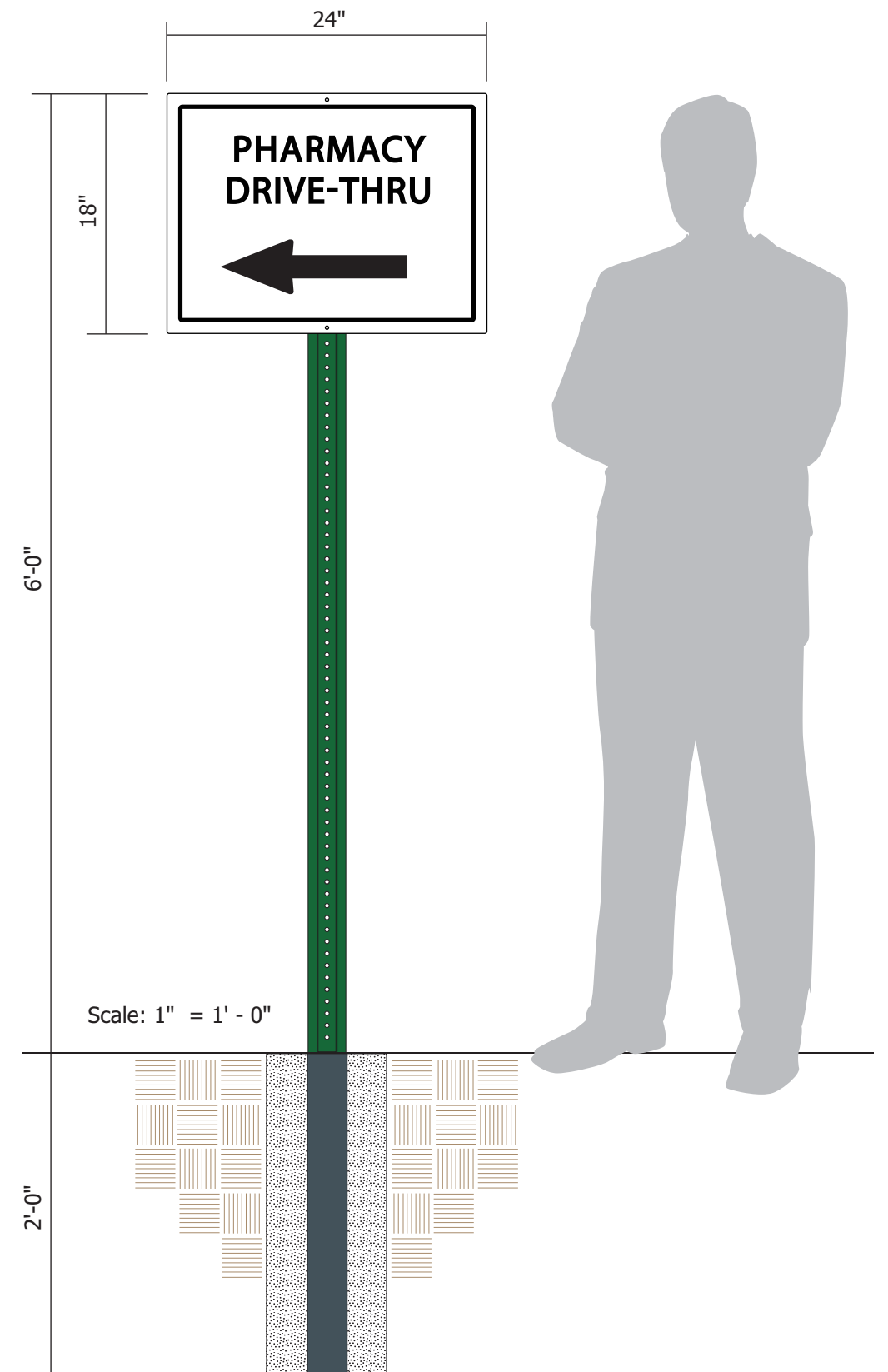
1. Sign panel is .125" aluminum with painted finish.
2. Sign mounts to standard DOT U-channel post.
3. Vinyl graphics are applied on exterior surface.
4. Post is embedded in 9" diameter by 24" deep footing filled with ready mix concrete.

COLOR SCHEDULE:

- White on White Aluminum Background
- Vinyl Graphics = 3M 3630-22 Black vinyl

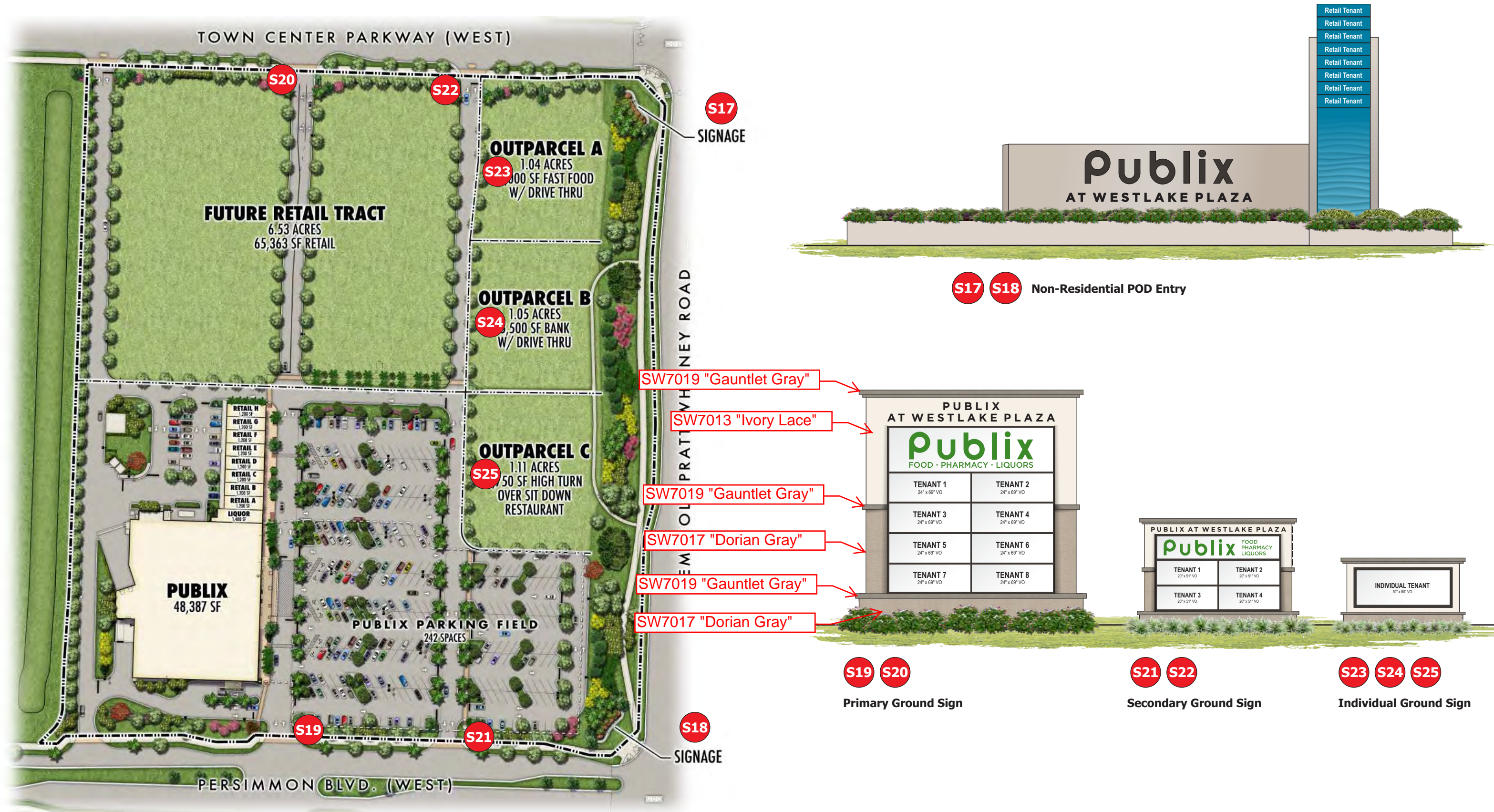
SQUARE FOOTAGE:

Proposed = 1.5' x 2.0' = 3.0 Total SF



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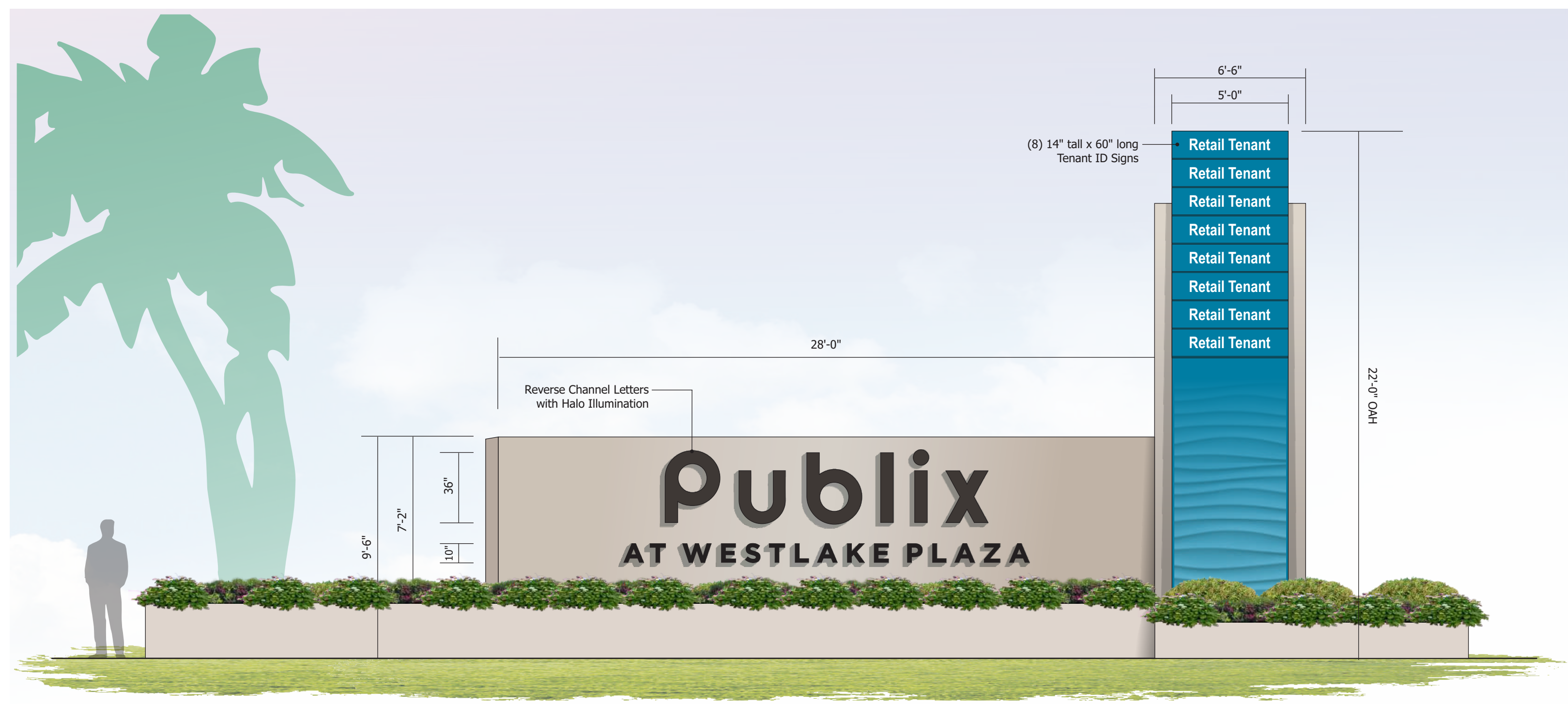
Key for Westlake Tenant Property Signage



National Headquarters: 1077 West Blue Heron Blvd.
West Palm Beach, Florida 33404
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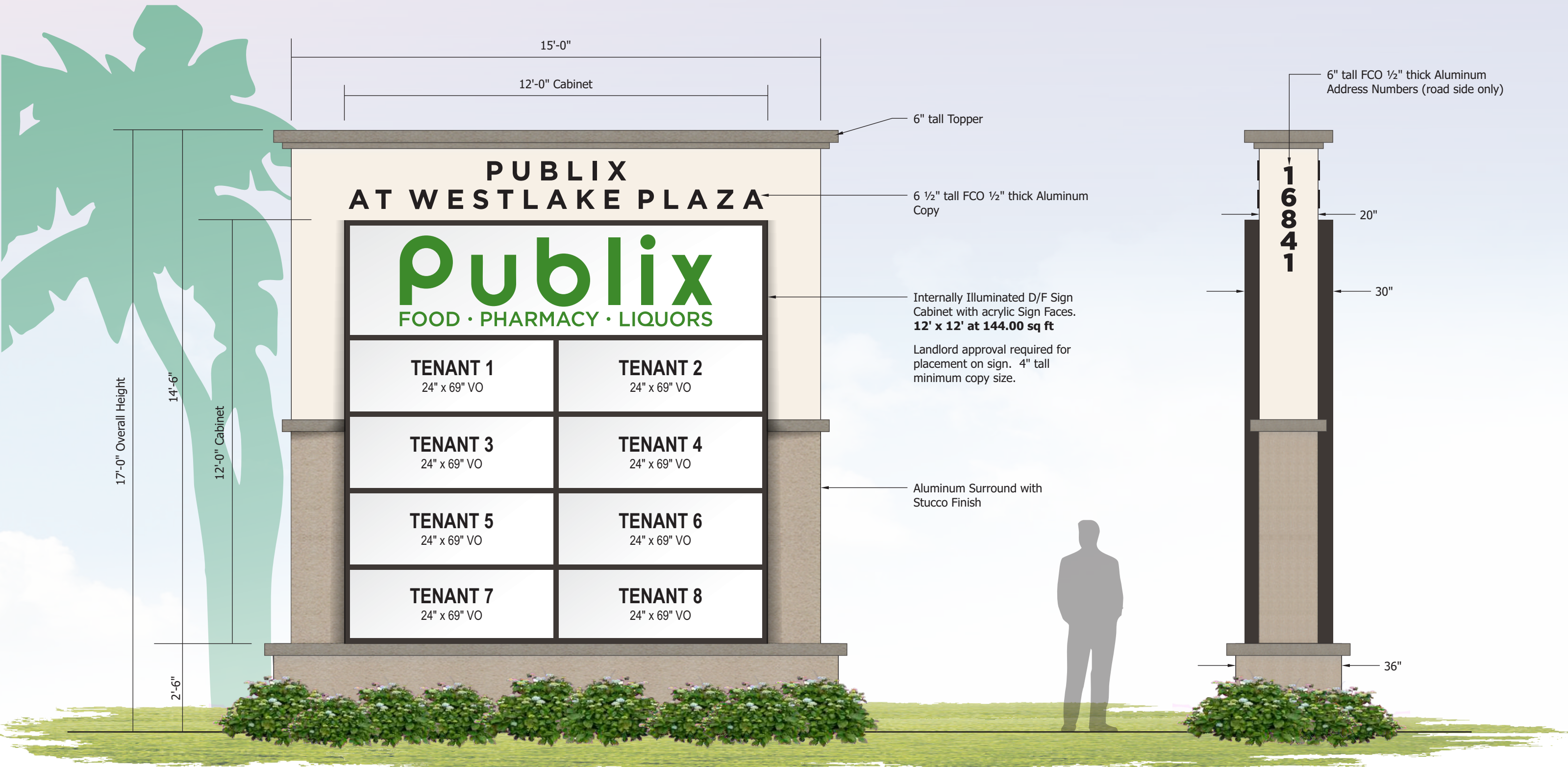
Revisions:		
10/20/20 js	...	
10/23/20 js	...	
11/12/20 Sign Colors Schedule Added	...	
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Publix at Westlake Plaza Ground Signs - Color Schedule



S17 S18 **Non-Residential POD Entry**
 Scale: 1/4" = 1'-0"

Revisions:	
10/20/20 js	...
10/23/20 js	...
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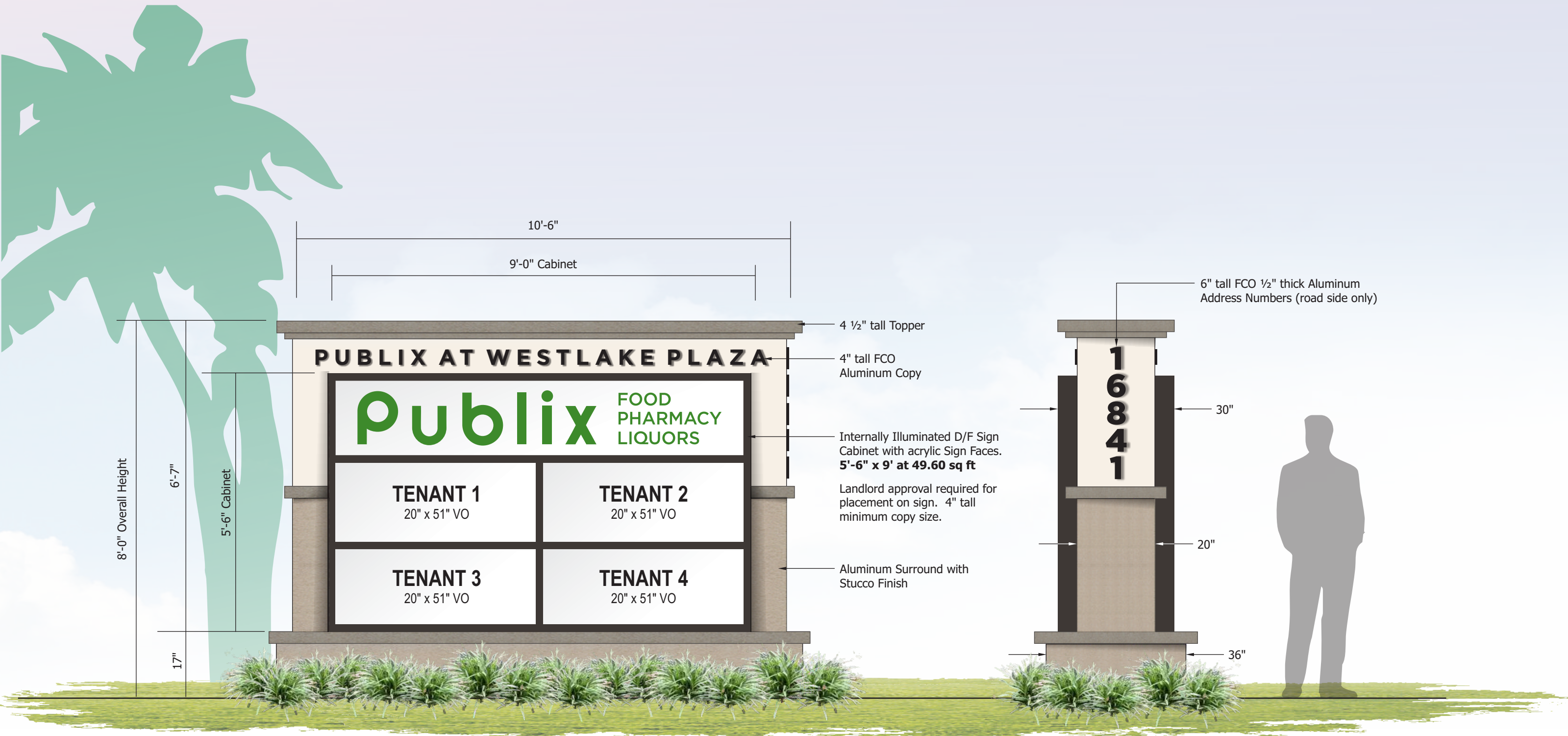


S19 S20 **Primary Ground Sign**
 Scale: 3/8" = 1'-0"

17' x 15' = 255.00 sq ft

Side View

Revisions:	
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10/23/20 js	...
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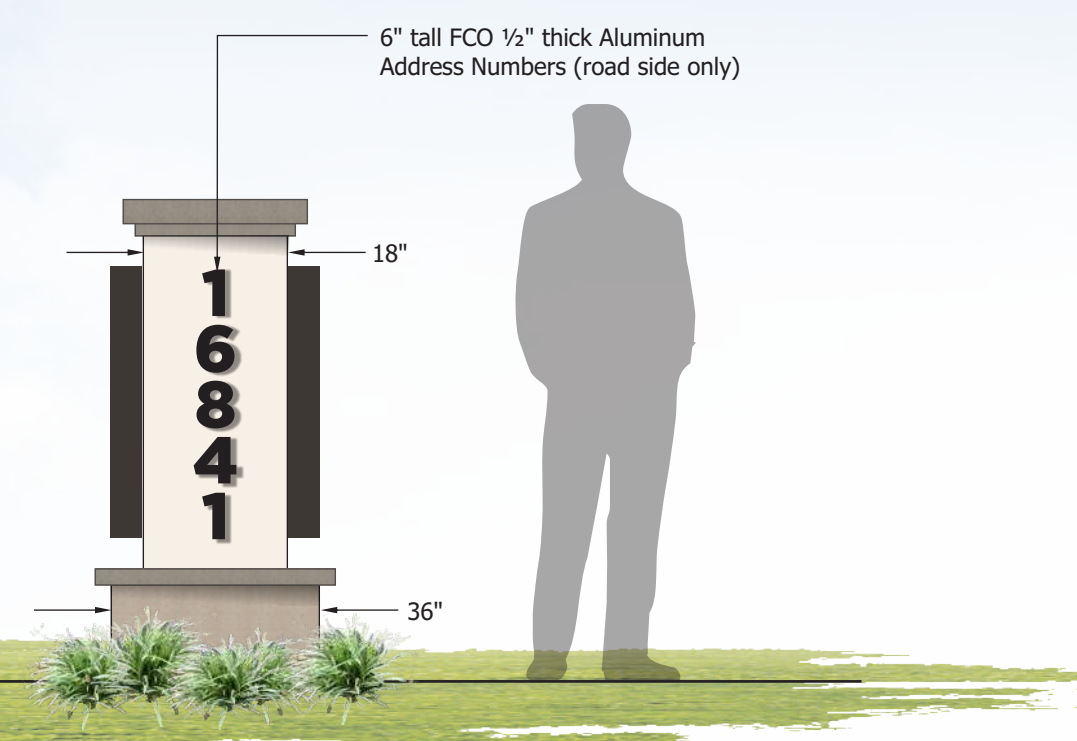
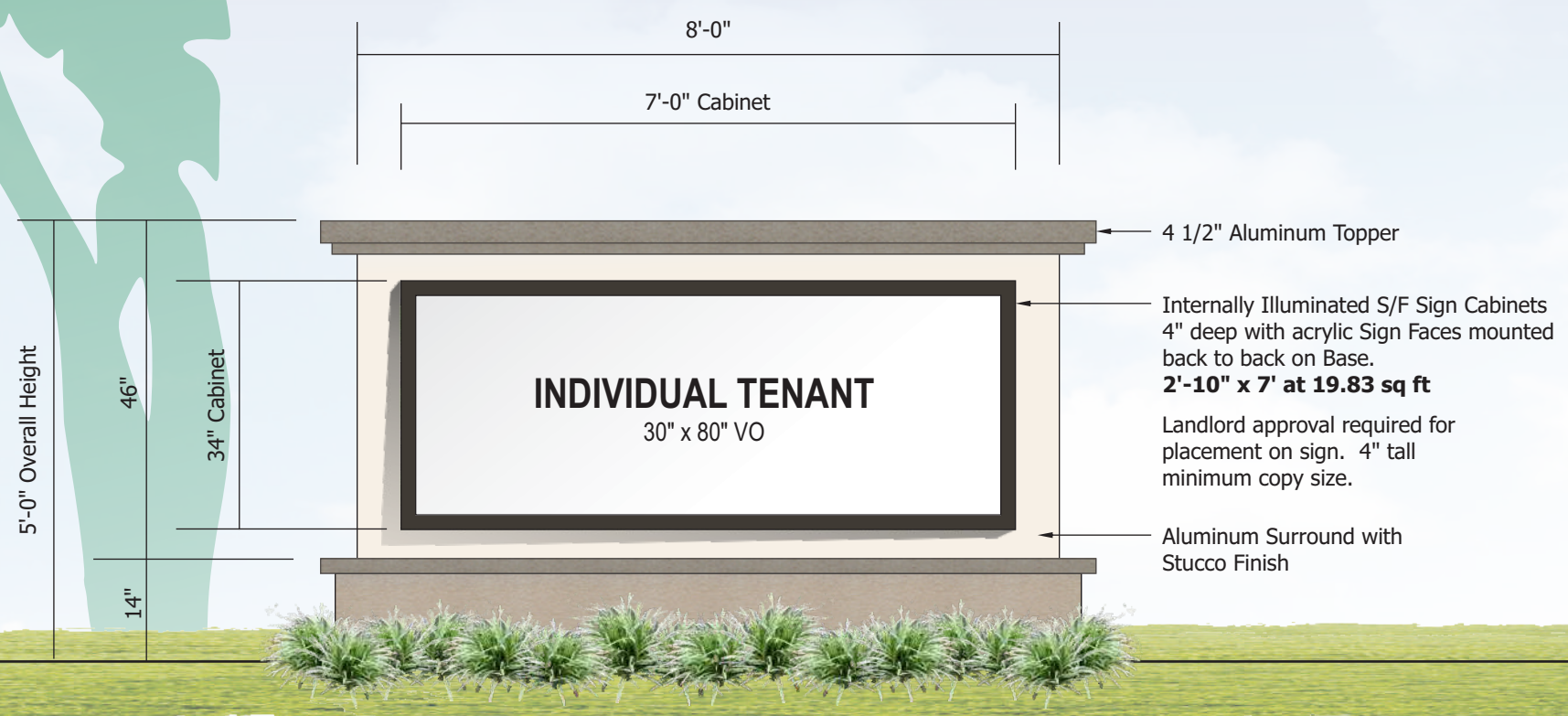
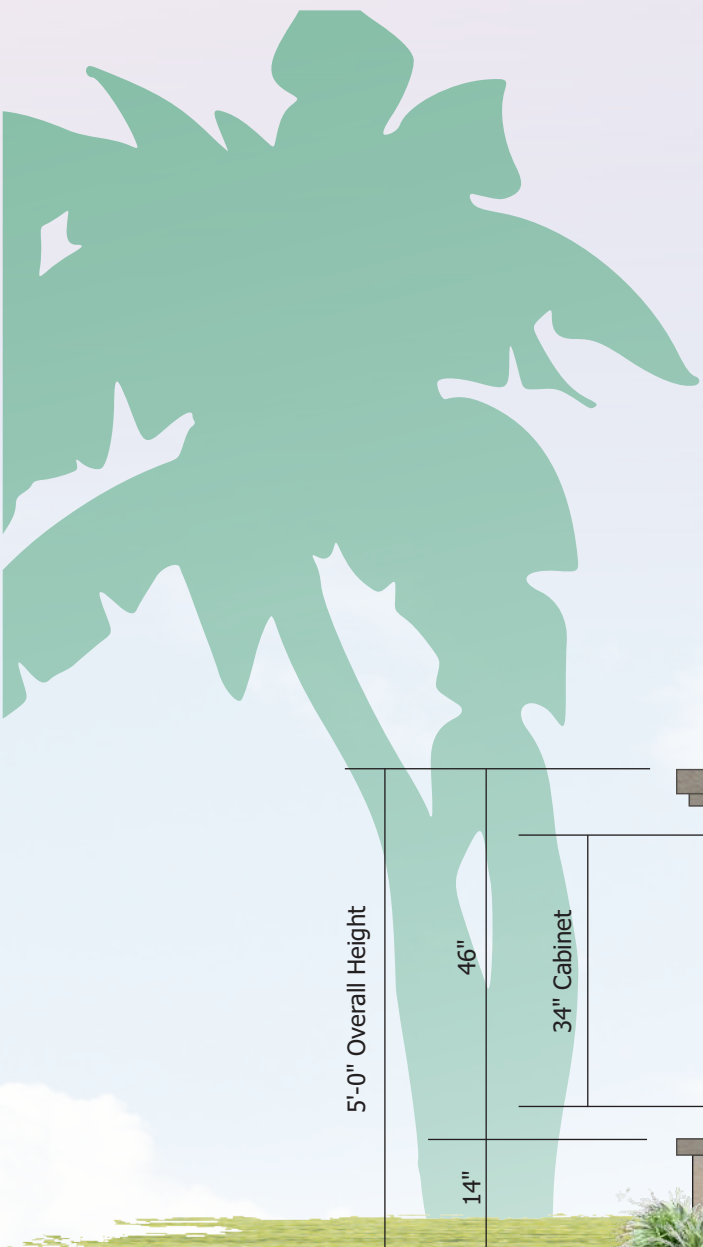


S21 S22 **Secondary Ground Sign**
Scale: 1/2" = 1'-0"

8' x 10'-6" = **84.00 sq ft**

Side View

Revisions:	
10/20/20 js	...
10/23/20 js	...
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S23 S24 S25 Individual Ground Sign
 Scale: 1/2" = 1'-0"

5' x 8" = 40.00 sq ft

Side View

Revisions:	
10/20/20 js	...
10/23/20 js	...
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EAST ELEVATION - Scale: 1/16" = 1'-0"

TENANT SIGNAGE CRITERIA:

- Max sign height 24"; Two lines of copy Max.
- Tenant with double faced fascia (end cap) shall be allowed an additional sign.
- Max layout length shall not exceed 75% of façade width.
- Allowable square footage shall not exceed 75% of the linear length, Max 70 SF.
- Channel Letters shall be Helvetica Bold, Helvetica Medium or Americana Extra Bold.
- Letters shall be all caps unless approved by Landlord.
- Regional and National chains are permitted to use brand logo if approved by Landlord.

- Sign Type: LED internally illuminated plastic face channel letters. Returns are aluminum and faces are secured with 1" jewelite trimcap.
- Mounting Method: 4" x 4" aluminum wireway, which houses the power supplies.
- All logos must be fabricated channel letters .040 aluminum, 4" returns in enamel paint approved by Landlord.
- All signs shall be U.L. Wired and labeled U.L. Approved.

LANDLORD APPROVAL:

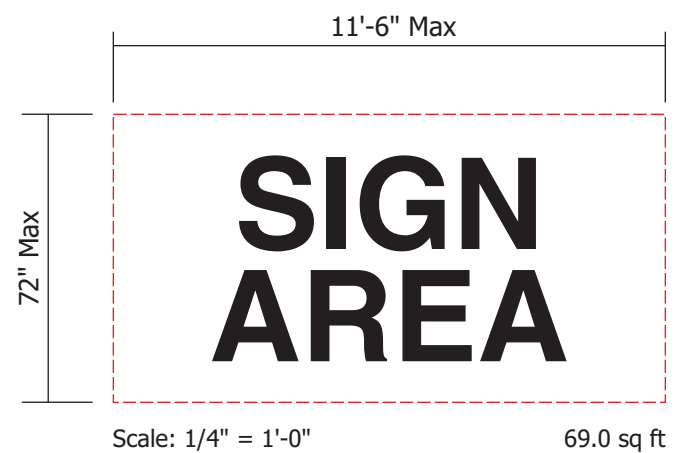
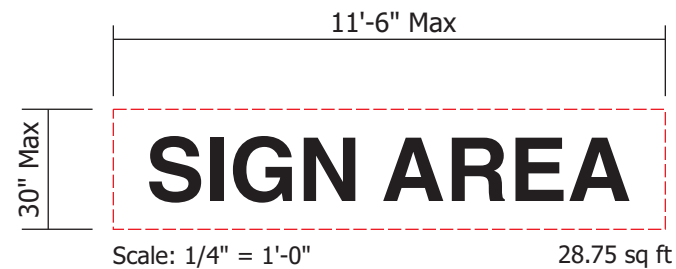
- Prior to sign fabrication and installation, Tenant shall submit fully specified sign drawings to Landlord for review and approval.

COMPLIANCE WITH LAWS:

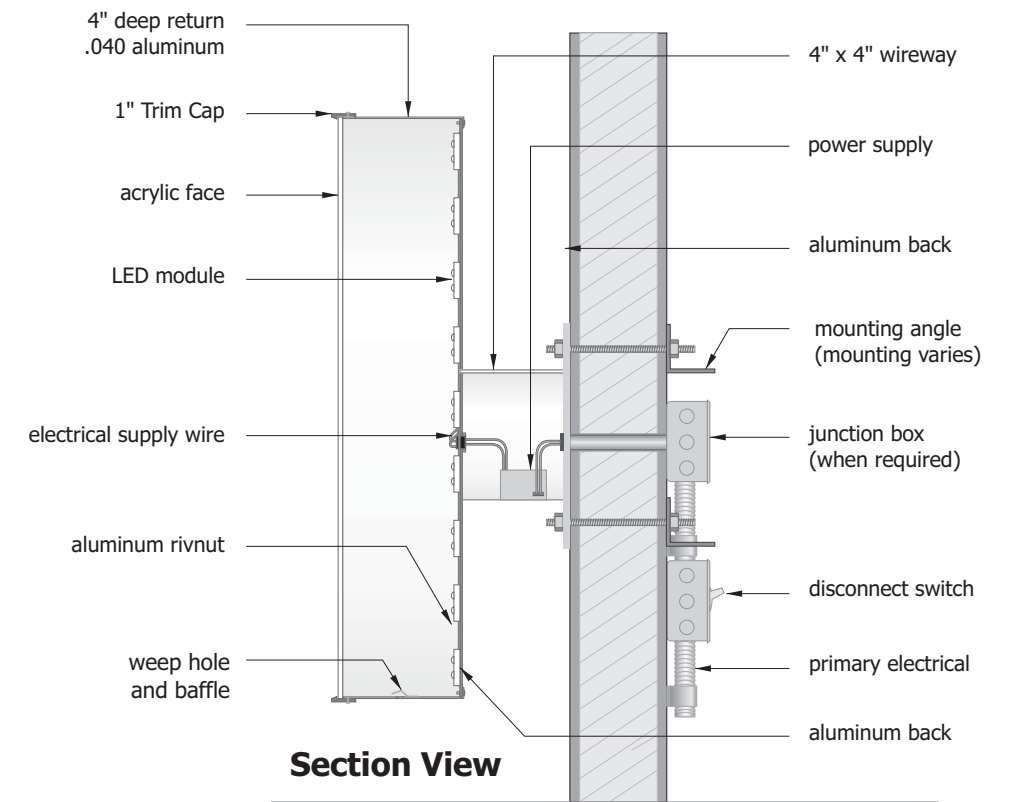
- All signs must comply with local building and zoning department requirements.

INSTALLATION:

- All signs must be installed by a licensed and insured sign contractor.



NOTE FOR EACH TENANT:
 - Maximum letter height is 24".
 - Maximum square footage is 70.00



- ELECTRICAL NOTES**
1. All materials and fasteners meet 3004.4
 2. All electrical components are UL listed, labeled and approved.
 3. Sign grounded according to NEC 6007.7
 4. Signs manufactured and listed NEC 600.3 and marked per NEC 600.4.
 5. All branch circuits per NEC 600 .5(B).1 or (B).2.
 6. All Signs controlled by photocell or time clock per FBC 13-415. (ABC).1.4.
 7. One visible 20 amp disconnect per sign per circuit per NEC 600.6(A).1



National Headquarters: 1077 West Blue Heron Blvd.
 West Palm Beach, Florida 33404
 800.772.7932
 www.atlasbtw.com

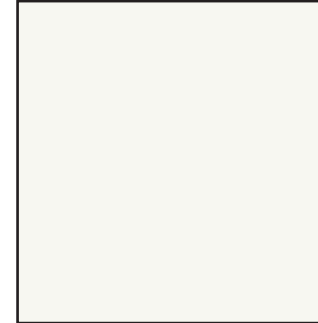
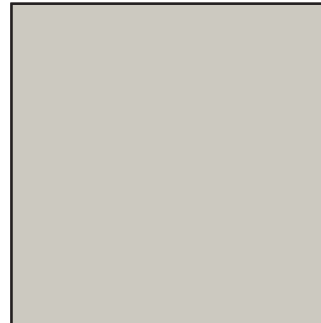
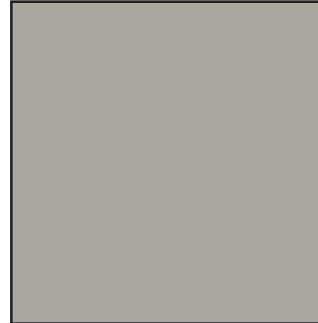
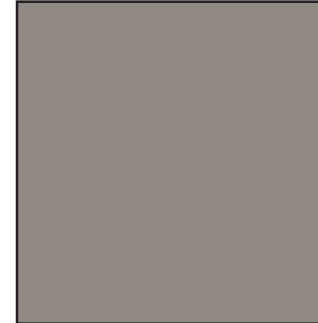


Revisions:		
10/20/20 js	...	
10/23/20 js	...	
...	...	
...	...	
...	...	



FRONT PUBLIX ELEVATION



FRONT RETAIL ELEVATION

	<p>PAINT SW 7013 IVORY LACE</p>		<p>PAINT SW 7015 REPOSE GRAY</p>		<p>PAINT SW 7017 DORIAN GRAY</p>		<p>PAINT SW 7019 GAUNTLET GRAY</p>		<p>METAL (PF1) PREFINISHED METAL - CLEAR ANODIZED</p>		<p>STUCCO TABBY STUCCO</p>
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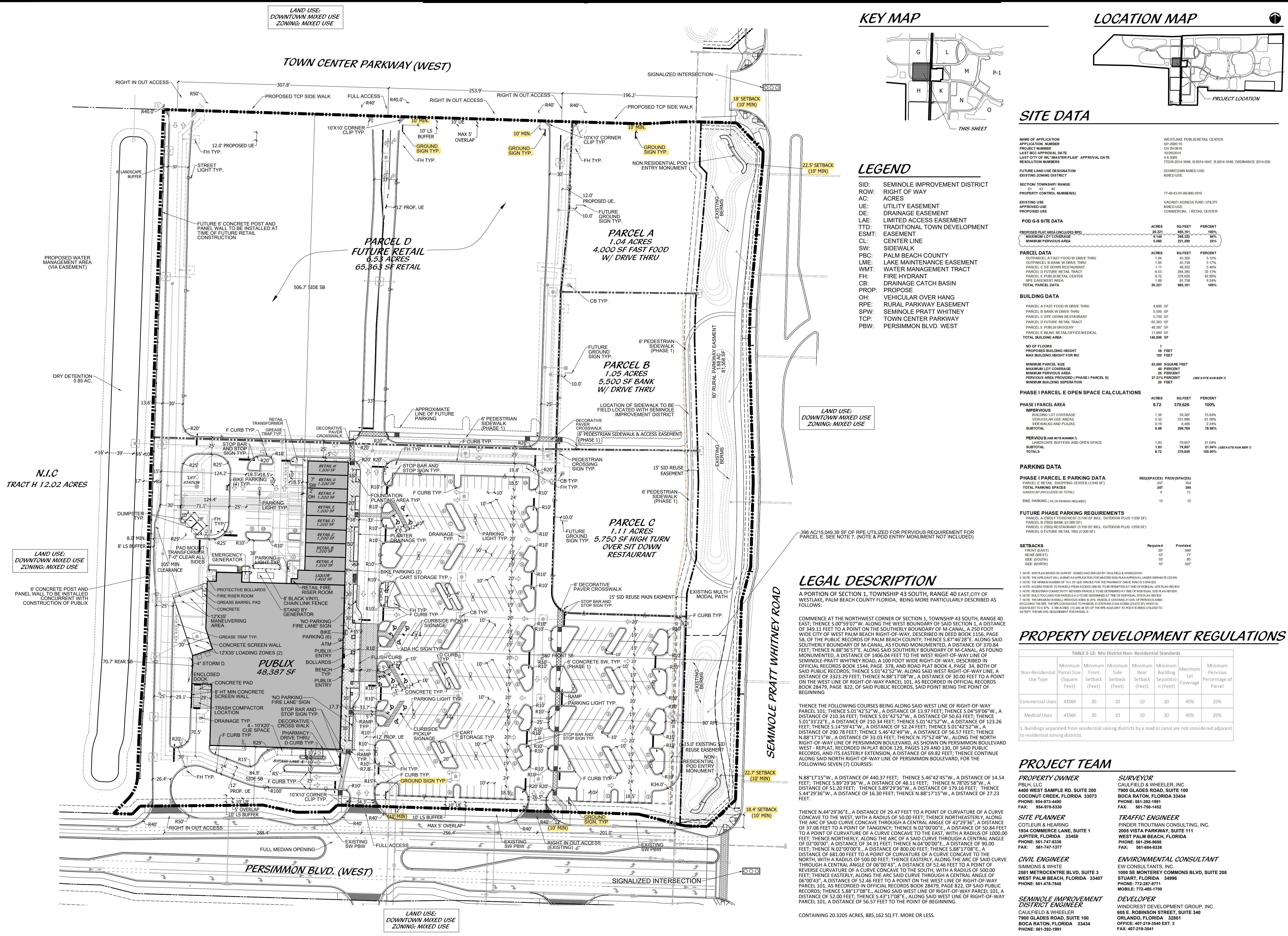
WESTLAKE PUBLIX AND RETAIL
DESIGN DEVELOPMENT

CITY OF WESTLAKE, FL

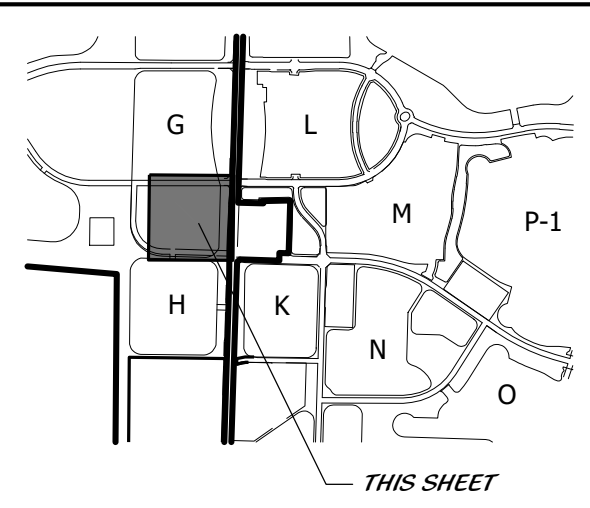
09.25.2020



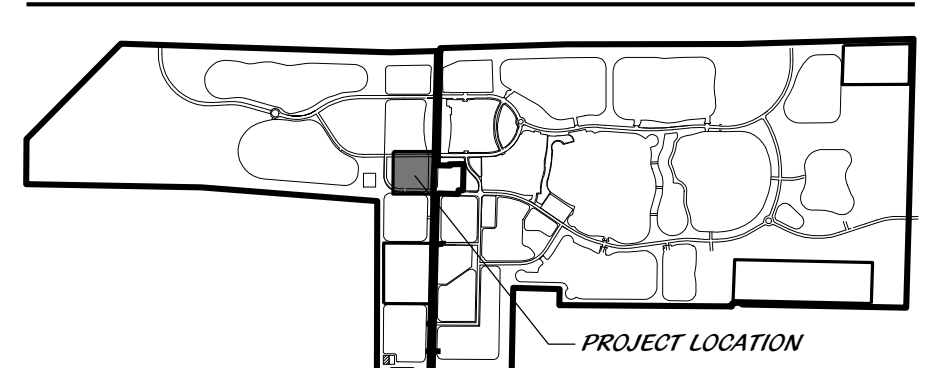
Monument Sign Setback Exhibit For MSP-2020-02



KEY MAP



LOCATION MAP



SITE DATA

NAME OF APPLICATION: WESTLAKE PUBLIX RETAIL CENTER
 APPLICATION NUMBER: SP-2020-10
 PROJECT NUMBER: 2020-016
 LAST BCC APPROVAL DATE: 10/29/2014
 LAST CITY OF WM MASTER PLAN APPROVAL DATE: 4.8.2020
 RESOLUTION NUMBERS: T20-2014-1646, R-2014-1647, R-2014-1648, ORDINANCE 2014-030

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

SECTION/TOWNSHIP/RANGE: 03 / 40 / 40
 PROPERTY CONTROL NUMBERS: 77-40-43-01-00-000-1010

EXISTING USE: VACANT/AGRICULTURE/UTILITY
 APPROVED USE: MIXED USE
 PROPOSED USE: COMMERCIAL/RETAIL CENTER

POD G-S SITE DATA

	ACRES	SQ. FEET	PERCENT
PROPOSED PLAT AREA (INCLUDES PUD)	29.321	885,161	100%
MAXIMUM LOT COVERAGE	9.144	288,322	48%
MINIMUM PERVIOUS AREA	8.088	251,299	28%

PARCEL DATA

	ACRES	SQ. FEET	PERCENT
PARCEL A FAST FOOD W DRIVE THRU	1.04	45,302	5.12%
PARCEL B BANK W DRIVE THRU	1.05	45,738	5.17%
PARCEL C SITE DOWN RESTAURANT	1.11	48,352	5.46%
PARCEL D FUTURE RETAIL TRACT	6.53	284,265	32.10%
PARCEL E PUBLIX RETAIL CENTER	8.72	379,626	42.89%
OFF EASEMENT AREA	1.82	81,758	9.24%
TOTAL PARCEL DATA	20.321	885,161	100%

BUILDING DATA

	ACRES	SQ. FEET	PERCENT
PARCEL A FAST FOOD W DRIVE THRU		4,000 SF	
PARCEL B BANK W DRIVE THRU		5,500 SF	
PARCEL C SITE DOWN RESTAURANT		5,750 SF	
PARCEL D FUTURE RETAIL TRACT		65,363 SF	
PARCEL E PUBLIX GROCERY		48,367 SF	
PARCEL E PUBLIX RETAIL OFFICE/MEDICAL		11,000 SF	
TOTAL BUILDING AREA		140,000 SF	

PHASE I PARCEL E OPEN SPACE CALCULATIONS

	ACRES	SQ. FEET	PERCENT
PHASE I PARCEL AREA	8.72	379,626	100%
IMPERVIOUS BUILDING LOT COVERAGE	1.36	59,387	15.64%
VEHICULAR USE AREAS	5.32	231,896	61.09%
SEASIDE WALKS AND PLAZAS	8.49	376,255	100%
SUBTOTAL	6.88	299,769	78.96%

PARKING DATA

	REQ(SPACE)	PROV(SPACE)
PHASE I PARCEL E PARKING DATA		
PARCEL E RETAIL SHOPPING CENTER (1040 SF)	247	354
TOTAL PARKING CAPACITY	247	354
HANDICAP (INCLUDED IN TOTAL)	9	12
BIKE PARKING (% OF PARKING REQUIRED)	12	12

SETBACKS

	Required	Provided
FRONT (EAST)	20'	500'
REAR (WEST)	10'	71'
SIDE (SOUTH)	10'	60'
SIDE (NORTH)	10'	500'

1. NOTE: SETPLAN BASED ON SURVEY BOUNDARIES AND ADJACENT TO WHITNEY ROAD.
 2. NOTE: THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF WEST PALM BEACH.
 3. NOTE: THE MINIMUM NUMBER OF 10' X 20' SPACES FOR THE PHARMACY DRIVE THRU IS 3 SPACES.
 4. NOTE: ACCESS DRIVE TO THE PHARMACY DRIVE THRU IS TO BE PROVIDED AT THE TIME OF INDIVIDUAL SITE PLAN REVIEW.
 5. NOTE: INTERCONNECTIVITY BETWEEN PARCELS TO BE DETERMINED AT THE TIME OF INDIVIDUAL SITE PLAN REVIEW.
 6. NOTE: THE MINIMUM NUMBER OF 10' X 20' SPACES TO BE PROVIDED AT THE TIME OF INDIVIDUAL SITE PLAN REVIEW.
 7. NOTE: THE MINIMUM NUMBER OF 10' X 20' SPACES TO BE PROVIDED AT THE TIME OF INDIVIDUAL SITE PLAN REVIEW.
 8. NOTE: THE MINIMUM NUMBER OF 10' X 20' SPACES TO BE PROVIDED AT THE TIME OF INDIVIDUAL SITE PLAN REVIEW.

PROPERTY DEVELOPMENT REGULATIONS

TABLE 3-12: MU District Non-Residential Standards

Non-Residential Use Type	Minimum Paved Size (Square Feet)	Minimum Front Setback (Feet)	Minimum Side Setback (Feet)	Minimum Rear Setback (Feet)	Minimum Lot Coverage (%)	Minimum PerVIOUS Percentage of Parcel
Commercial Uses	43560	20	10	10	20	45%
Medical Uses	43560	20	10	10	20	45%

PROJECT TEAM

- PROPERTY OWNER**
 PBL, LLC
 4400 WEST SAMPLE RD, SUITE 200
 COCONUT CREEK, FLORIDA 33073
 PHONE: 954-773-1490
 FAX: 954-978-5330
- SURVEYOR**
 CAULFIELD & WHEELER, INC
 7900 GLADES ROAD, SUITE 100
 BOCA RATON, FLORIDA 33434
 PHONE: 561-982-1490
 FAX: 561-750-1452
- SITE PLANNER**
 COTLEUR & HEARING
 1934 COMMERCIAL LANE, SUITE 1
 JUPITER, FLORIDA 33458
 PHONE: 561-747-6336
 FAX: 561-747-1377
- TRAFFIC ENGINEER**
 PINDER TROUTMAN CONSULTING, INC.
 2005 VISTA PARKWAY, SUITE 111
 WEST PALM BEACH, FLORIDA
 PHONE: 561-296-8998
 FAX: 561-654-6336
- CIVIL ENGINEER**
 SIMMONS & WHITE
 2551 MONTEREY COMMONS BLVD, SUITE 3
 WEST PALM BEACH, FLORIDA 33407
 PHONE: 561-478-7848
- ENVIRONMENTAL CONSULTANT**
 EV CONSULTANTS, INC.
 1600 SE MONTEREY COMMONS BLVD, SUITE 208
 STUART, FLORIDA 34996
 PHONE: 772-287-8771
 MOBILE: 772-485-7700
- SEMINOLE IMPROVEMENT DISTRICT ENGINEER**
 CAULFIELD & WHEELER
 7900 GLADES ROAD, SUITE 100
 BOCA RATON, FLORIDA 33434
 PHONE: 561-982-1991
- DEVELOPER**
 WINDCREST DEVELOPMENT GROUP, INC.
 605 E. ROBINSON STREET, SUITE 340
 ORLANDO, FLORIDA 32801
 OFFICE: 407-219-3540 EXT. 3
 FAX: 407-219-3541

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

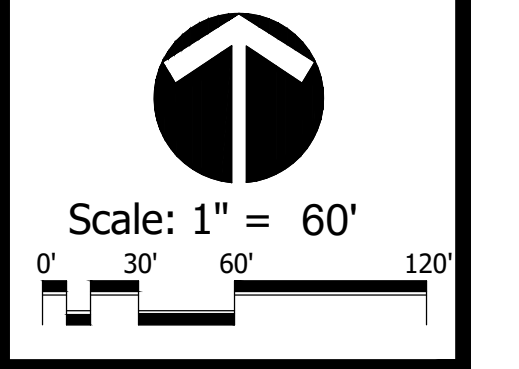
PUBLIX at WESTLAKE PLAZA

SITE PLAN

City of Westlake, Florida

Monument Sign Setback Exhibit For MSP-2020-02

DESIGNED	DEH
DRAWN	RNK
APPROVED	DEH
JOB NUMBER	20-0616
DATE	08-26-20
REVISIONS	09-11-20
	10-01-20
	10-08-20



October 01, 2020 9:54:53 a.m.
 Drawing: 20-0616_SPP.DWG

LEGAL DESCRIPTION

A PORTION OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WEST PALM BEACH COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST; THENCE S.00°59'07"W, ALONG THE WEST BOUNDARY OF SAID SECTION 1, A DISTANCE OF 349.11 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF M-CANAL, A 250 FOOT WIDE CITY OF WEST PALM BEACH RIGHT-OF-WAY, DESCRIBED IN DEED BOOK 1156, PAGE 56, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY; THENCE S.87°46'28"E, ALONG SAID SOUTHERLY BOUNDARY OF M-CANAL, AS FOUND MONUMENTED, A DISTANCE OF 370.84 FEET; THENCE N.88°36'57"E, ALONG SAID SOUTHERLY BOUNDARY OF M-CANAL, AS FOUND MONUMENTED, A DISTANCE OF 1406.04 FEET TO THE WEST RIGHT-OF-WAY LINE OF SEMIMOLE-PRATT WHITNEY ROAD, A 100 FOOT WIDE RIGHT-OF-WAY, DESCRIBED IN OFFICIAL RECORDS BOOK 1544, PAGE 378, AND ROAD PLAT BOOK 4, PAGE 34, BOTH OF SAID PUBLIC RECORDS; THENCE S.01°42'52"W, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 210.34 FEET; THENCE S.01°42'52"W, A DISTANCE OF 50.63 FEET; THENCE S.01°33'22"E, A DISTANCE OF 210.34 FEET; THENCE S.01°42'52"W, A DISTANCE OF 123.26 FEET; THENCE S.34°59'41"W, A DISTANCE OF 52.24 FEET; THENCE S.01°42'52"W, A DISTANCE OF 290.78 FEET; THENCE S.46°42'49"W, A DISTANCE OF 65.57 FEET; THENCE N.88°17'15"W, A DISTANCE OF 33.03 FEET; THENCE N.75°52'48"W, ALONG THE NORTH RIGHT-OF-WAY LINE OF PERSIMMON BOULEVARD, AS SHOWN ON PERSIMMON BOULEVARD WEST RE-PLAT, RECORDED IN OFFICIAL RECORDS BOOK 2875, PAGE 822, OF SAID PUBLIC RECORDS, AND ITS EASTERLY EXTENSION, A DISTANCE OF 69.82 FEET; THENCE CONTINUE ALONG SAID NORTH RIGHT-OF-WAY LINE OF PERSIMMON BOULEVARD, FOR THE FOLLOWING SEVEN (7) COURSES:

N.88°17'15"W, A DISTANCE OF 440.37 FEET; THENCE S.46°42'45"W, A DISTANCE OF 14.54 FEET; THENCE S.89°29'36"W, A DISTANCE OF 48.11 FEET; THENCE N.78°05'58"W, A DISTANCE OF 51.20 FEET; THENCE S.89°29'36"W, A DISTANCE OF 179.16 FEET; THENCE S.44°29'36"W, A DISTANCE OF 16.30 FEET; THENCE N.88°17'15"W, A DISTANCE OF 27.23 FEET.

THENCE N.44°29'36"E, A DISTANCE OF 29.47 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, WITH A RADIUS OF 50.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE CONCAVE THROUGH A CENTRAL ANGLE OF 42°29'36", A DISTANCE OF 37.08 FEET TO A POINT OF TANGENCY; THENCE N.02°00'00"E, A DISTANCE OF 50.84 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, WITH A RADIUS OF 1000.00 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°00'00", A DISTANCE OF 34.93 FEET; THENCE N.04°00'00"E, A DISTANCE OF 90.00 FEET; THENCE N.02°00'00"E, A DISTANCE OF 300.00 FEET; THENCE S.88°17'08"E, A DISTANCE OF 681.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, WITH A RADIUS OF 500.00 FEET; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°00'43", A DISTANCE OF 52.46 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTH, WITH A RADIUS OF 500.00 FEET; THENCE EASTERLY, ALONG THE ARC SAID CURVE THROUGH A CENTRAL ANGLE OF 06°00'43", A DISTANCE OF 52.46 FEET TO A POINT ON THE WEST LINE OF RIGHT-OF-WAY PARCEL 101, AS RECORDED IN OFFICIAL RECORDS BOOK 2875, PAGE 822, OF SAID PUBLIC RECORDS; THENCE S.88°17'08"E, ALONG SAID WEST LINE OF RIGHT-OF-WAY PARCEL 101, A DISTANCE OF 52.00 FEET; THENCE S.43°17'08"E, ALONG SAID WEST LINE OF RIGHT-OF-WAY PARCEL 101, A DISTANCE OF 56.57 FEET TO THE POINT OF BEGINNING.

CONTAINING 20.3205 ACRES, 885,162 SQ. FT. MORE OR LESS.



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

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

APPLICATION FOR SITE PLAN REVIEW

PLANNING & ZONING BOARD

Meeting Date: _____

CITY COUNCIL

Meeting Date: _____

INSTRUCTIONS TO APPLICANTS:

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

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

I. PROJECT DESCRIPTION & APPLICANT INFORMATION

PROJECT NAME: MSP-2020-02 PUBLIX Supermarket Master Sign Plan Amendment

PROJECT ADDRESS: 16841 Persimmon Blvd. West

DESCRIPTION OF PROJECT: A PUBLIX grocery store with various retail and office uses, including three (3) out-parcels to contain restaurant uses and a bank. Additional square footage is earmarked for future retail.

Property Control Number (PCN), list additional on a separate sheet: 77-40-43-01-00-000-1010

Estimated project cost: N/A

Property Owner(s) of Record (Developer) Minto PBLH, LLC

Address: 16604 Town Center Parkway, Suite B, Westlake, FL 33470

Phone No.: 954-973-4490 **Fax No.:** _____ **E-mail Address:** JFCarter@Mintousa.com

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

Name: Donaldson E. Hearing - Cotleur & Hearing

Address: 1934 Commerce Lane, Ste. 1, Jupiter, FL 33458

Phone No.: 561-747-6336 **Fax No.:** _____ **E-mail Address:** DHearing@Cotleur-Hearing.com

II. LAND USE & ZONING

- A) ZONING MAP DESIGNATION Mixed Use B) FUTURE LAND USE MAP DESIGNATION Mixed Use
- C) Existing Use(s) Vacant/Agricultural/Utility
- D) Proposed Use(s), as applicable Commercial/Retail Center

III. ADJACENT PROPERTIES

	Name of Business/ Subdivision	Land Use Designation	Zoning Designation	Existing Use(s)	Approved Use(s)
NORTH	Pod G North	Downtown Mixed Use	Mixed Use	Vacant	Retail/Office
SOUTH	Pod H	Downtown Mixed Use	Mixed Use	Vacant	Downtown MXD
EAST	Fire Rescuc/Grove Market	Downtown Mixed Use & Civic	Mixed Use	Fire Station & Retail Commercial	Fire Station & Retail Commercial
WEST	Pod G	Downtown Mixed Use	Mixed Use	Vacant	Vacant

V. OWNER/APPLICANT ACKNOWLEDGEMENT AND CONSENT

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

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

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

John F. Carter
 Owner's Name (please print)

[Signature]
 Owner's Signature

10/19/2020
 Date

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

[Signature]
 Applicant/Agent's Signature

10.23.2020
 Date

PUBLIX at Westlake Plaza

Master Sign Plan Amendment

Justification Statement - Revised Waivers

November 12, 2020

Introduction

Westlake is pleased to soon become home to a PUBLIX shopping plaza, located on 20.321 acres in the southern portion of Pod G. The PUBLIX grocery store will consist of approximately 48,000 square feet and will include three (3) outparcels housing a fast-food restaurant with a drive-thru, a sit-down restaurant, and a bank with a drive thru. A future retail tract is earmarked for approximately 65,000 square feet to accommodate additional retail, office and medical uses. In all, consisting of 140,000 square feet, this plaza will be located between Town Center Parkway, to its north and Persimmon Blvd. West to its south. The three outparcels will be located to the east, abutting Seminole Pratt Whitney Road. Pod G-South is uniquely positioned, as contemplated in the master planning process of Westlake, to house such a retail shopping plaza, not only conveniently located to serve the residents of Westlake, but also serving the western community.

As a companion to the request for Site Plan Approval the applicant is requesting approval for a Master Signage Plan which allow for a comprehensive and coordinated approach to signage for the entire parcel. Master Signage Plans are encouraged as they provide for greater flexibility to serve the specific needs of a development and result in a more aesthetically pleasing design.

Background

The Minto Westlake site is located East and West of Seminole Pratt Whitney Blvd., South of 60th Street North, and North of 50th Street N, East of Mead Hill Drive, and 44th Street North, East of 190th Terrace North and West of 140th Avenue North. Per the newly adopted Comprehensive Plan, the 3,788.60-acre property has FLUA designations of R1, R2, DTMU, Civic, OS&R and SE Overlay. To provide consistency with the Development Order and existing zoning, the plan states the FLUA designation as Agricultural Enclave. The property is currently in active construction.

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

Historic and Recent Planning and Zoning Entitlements

On October 29, 2014, the property received approval from the Board of County Commissioners for a Comprehensive Plan Amendment (Ordinance 2014-030), Rezoning and Preliminary Master Plan (Resolution 2014-1646), and Requested Uses (Resolutions 2014-1647 and 1648).

Ordinance No. 2014-030 approved an amendment to the Comprehensive Plan for the site-specific Agricultural Enclave, including a Conceptual Master Plan and Implementing Principles. The Ordinance also made various text changes to the Plan related to the Agricultural Enclave Future Land Use. These Amendments were codified and are included as part of the Palm Beach County's Comprehensive Plan.

Resolution No. 2014-1646 approved the Zoning application for the Minto West Traditional Development District. The Resolution included rezoning the property from Agricultural Residential (AR) and Public Ownership (PO) Zoning Districts to the Traditional Town Development (TTD) Zoning District.

Resolution No. R-2014-1647 approved a Requested Use for a College or University to be located within the property.

Resolution No. R-2014-1648 approved a Requested Use for a Hotel to be located within the property.

The Board of County Commission approved a corrective resolution (No. R-2014-1892), which amended Engineering Condition E.9 of Resolution 2014-1646 to add "iii. Notwithstanding the foregoing, no connection of Persimmon Boulevard shall be made to 140th prior to the issuance of the 2700th dwelling unit permit."

On June 20, 2016, the City of Westlake became the 39th municipality in Palm Beach County.

On January 23, 2017, the City approved an amendment to the Final Master Plan (MPA-2016-01), which allowed minor adjustments to the pod boundaries and acreages of Pods F, P, Q, R, L, and PC-1, dwelling unit allocations, and rights-of-way.

On November 13, 2017, the City approved an amendment (MPA-2017-01) to the Final Master Plan, which allowed minor adjustments to the pod boundaries, acreages, and dwelling units of Pods R and Q. Eleven dwelling units were transferred from Pod R to Pod Q.

On March 12, 2018, Ordinance No. 2017-05 approved the adoption of the City of Westlake Comprehensive Plan and Future Land Use Map.

Ordinance No. 2018-04 approved an amendment to the City's interim Land Development Code to modify the TDD Block Dimensions and Street Design Standards.

Ordinance No. 2018-05 approved an amendment to the City's interim Land Development Code to modify the TND land use, general standards, lot size and setback regulations.

On April 4, 2018, Resolution No. 2018-12 approved the final plat for Town Center Parkway South, Phase II.

On May 14, 2018, Resolution No. 2018-11 approved the final plat for Town Center Parkway Phase II.

On July 3, 2018, Resolution No. 2018-14 approved the amended final plat for Town Center Parkway South, Phase II.

On July 3, 2018, Resolution No. 2018-15 approved the final plat for Ilex Way Phase 1.

On September 10, 2018, Resolution No. 2018-16 approved the final plat for the Meadows of Westlake Phase 1.

On September 10, 2018, Resolution No. 2018-20 approved the final plat for Del Webb at Westlake. This application has been formally withdrawn.

On September 24, 2018, Resolution No. 2018-24 approved the final plat for the School Site C-3.

On September 24, 2018, Resolution No. 2018-25 approved the final plat for Persimmon Boulevard East, Plat 2.

On October 8, 2018, Resolution No. 2018-28 approved the final plat for Waters Edge Drive.

On December 14, 2018, the City of Westlake approved an amendment (MPA-2018-02) to the Final Master Plan, which allowed minor adjustments to the pod dwelling units of Pods M, O, P, S and to modify the pod acreages of Pods M, P, S, PC-2 and PC-3.

On January 14, 2019, Resolution No. 2019-01 approved the final plat for Ilex Way II.

On January 14, 2019, Resolution No. 2019-02 approved the final plat for Ilex Way III.

On January 14, 2019, Resolution No. 2019-03 approved the final Packing House plat.

On January 14, 2019, Resolution No. 2019-04 approved the final plat for Cresswind 'Pod P'.

On March 11, 2019, Resolution No. 2019-07 approved the final plat for Meadows of Westlake Phase II.

On March 11, 2019, Resolution No. 2019-08 approved the final plat for Westlake Civic Tract.

On March 20, 2019, The City of Westlake approved an amendment (MPA-2019-01) to the Final Master Plan, which allowed minor adjustments to the boundaries, acreages and dwelling unit allocation in Pods P, S, and N.

On May 9, 2019, The City of Westlake approved an amendment to (MPA-2019-02) to the final Master Plan which allowed minor adjustments to the dwelling unit allocation in Pods M and R.

On April 8, 2019, Resolution No. 2019-10 approved the final plat for Sky Cove Phase 1A (Pod M).

On April 8, 2019, Resolution No. 2019-11 approved the final plat for Sky Cove Phase 1B (Pod M).

On July 8, 2019, Resolution No. 2019-12 approved the final plat for 7-Eleven Gas Station.

On July 8, 2019, Resolution No. 2019-15 approved the Site Plan for 7-Eleven Gas Station.

On July 8, 2019, Resolution No. 2019-16 approved the Requested Use for 7-Eleven Gas Station.

On August 12, 2019 Resolution No. 2019-18 approved the Plat for Pod K.

On August 12, 2019, Resolution No. 2019-19 approved the Plat for Pod R (Meadows Phase 2).

On August 12, 2019 Resolution No. 2019-20 approved the Plat for Kingfisher.

On September 9, 2019, Ordinance No. 2019-6 established the Mandatory Signage Design.

On September 9, 2019, Ordinance No. 2019-7 established the Mandatory Landscaping Design and Buffers.

On September 23, 2019, Ordinance No. 2019-9 established Chapter 3 and Adopting of the Zoning Map.

On February 10, 2020, Ordinance No. 2019-10 established Regulations for Parking within the City of Westlake.

On October 28, 2019, Resolution No. 2019-28 approved the Re-plat of Persimmon West.

On October 28, 2019, Resolution No. 2019-32 approved the Requested Use for ISTF.

On October 28, 2019, Resolution No. 2019-31 approved the Site Plan for ISTF Phase 1A.

On October 28, 2019, Resolution No. 2019-33 approved the ISTF Plat.

On October 28, 2019, Resolution No. 2019-35 approved the 7-Eleven 2.0 Requested Use.

On October 28, 2019, Resolution No. 2019- 34 approved the Site Plan for 7-Eleven 2.0.

On October 28, 2019, Resolution No. 2019-36 approved the Plat for Pod H.

On November 4, 2019, Resolution No. 2019-29 approved the Plat for Ilex Way Phase III.

On November 4, 2019, Ordinance 2019-12 approved Chapter 1 (Administration).

On November 4, 2019, Ordinance 2019-13 approved Chapter 2 (Land Development).

On November 4, 2019, Resolution 2019-38 approved the Plat for Christ Fellowship Church West Campus.

On December 9, 2019, Resolution No. 2019-39 approved the Site Plan for Christ Fellowship Church West Campus.

On December 9, 2019, Resolution No. 2019-40 approved the Site Plan for the International Soccer Training Facility Phase 1B (ISTF).

On May 11, 2020, Resolution No. 2020-09 approved the Plat for Cresswind Palm Beach Phase 2 (Pod P), A/K/A (Pod P-1).

On May 11, 2020, Resolution No. 2020-08 approved the final plat for Persimmon Boulevard East Plat 3.

On June 08, 2020, Resolution 2020-10 approved the Plat for Sky Cove Phase 1B (Pod M).

On June 08, 2020, Resolution 2020-12 approved the Plat for Groves of Westlake (Pod 0).

On June 08, 2020, Resolution 2020-13 approved the Plat for Tract PC-5 (PBC Tax Collector's and DMV offices)

On June 08, 2020, Resolution 2020-14 approved the Site Plan for the PBC Tax Collector's and DMV offices.

On July 13, 2020, Resolution 2020-16 approved the Site Plan for the Cresswind Palm Beach Amenity Center.

On July 13, 2020, Resolution 2020-11 approved the Final Plat for Green Lane.

On August 10, 2020, Resolution 2020-03 approved a Site Plan Amendment for 7-Eleven 1.0 .

On August 10, 2020, Resolution 2020-04 approved a Site Plan Amendment for 7-Eleven 2.0.

On August 10, 2020, Resolution 2020-05 approved the Final Plat for Persimmon Boulevard East Plat 4.

On August 10, 2020, Resolution 2020-22 approved the Final Plat for Groves of Westlake Phase 2.

On September 14, 2020, Resolution 2020-26 approved the Final Plat for Pod T – Estates of Westlake.

Subject Request

In tandem with the site plan and master plan currently in the review process, the applicant is requesting approval of a “Master Sign Plan” for the Publix at Westlake Plaza. Pursuant to Section 6.9 of the City Signage Code. The Master Sign Plan details the proposed Non-residential Pod Entry Signs, Ground Signs, Publix Wall sign (Principal Tenant Sign), Wall signs for the Publix Pharmacy and Publix Liquors, as well as Wall signs to be used for the building’s retail tenants. The Master Signage Plan conforms to the requirements of Section 6.9 (C) (1-5).

The Site design orients the Publix grocery store and attached inline retail uses towards Seminole Pratt Whitney Road to the east and Persimmon Blvd. (West) to the south. There will be six points of vehicular access to the site, three from Town Center Parkway (West) from the north, and three from Persimmon Boulevard West, from the south. The western most access point on both Town Center Parkway and Persimmon Boulevard West are intended to primarily support the service and delivery functions of the plaza.

As noted previously the overall project site contains 20.321 acres. The Publix at Westlake Plaza will be developed in multiple phases as market demand dictates. The first phase of development will include 59,387 square feet of commercial retail / shopping center uses. Publix will anchor the center with a 48,387 square foot grocery store. At build out of all phases the project will contain 140,000 square feet of commercial use. All future development on the site will be subject to the review and approval of the City of Westlake and City Council.

The project Signage has been developed to comply with the general intent of Article 6, Signage, however, PUBLIX has specific sign criteria that prompts the need for several waivers to the City’s sign code. Waivers are permissible when approved as a part of a Master Signage Plan. A summary of the proposed sign types and the requested deviations is provided below.

Non-Residential Pod Entry Monument Signs

The MSP includes 2 Non-Residential Pod Entry Monument Signs (NRPES). One is provided at the intersection of Town Center Parkway (TCP) and Seminole Pratt Whitney (SPW) and a second is provided at the Corner of Persimmon Boulevard and SPW. Both NRPES are consistent with the location, size and design criteria of Section 6.20 Figure 6.3.

Ground Signs for Commercial Buildings within Pods

Two “Ground Signs for Commercial Buildings with Pods” (Ground Signs) are permitted per LDR Section 6.20 on both Town Center Parkway and Persimmon Boulevard. The Pod frontage on each respective roadway is in excess of 700 linear feet. The applicant is proposing ground signs at each of the two north-south access roads on both Persimmon Boulevard and Town Center

Parkway. The Ground Signs have been scaled in size to recognize a hierarchy in the importance of the access road. The Primary Ground Signs at the main (full access) access road along the front of Publix is larger than the Secondary Ground Sign at the eastern most access points. The ground signs exceed the minimum separation requirements of 60' and maintaining a 10' setback from the right of way line.

The **Secondary Ground Signs** are consistent with the maximum 8' height and 15' width. The actual sign dimensions are 8' x 10.5' or 84 SF. The 84 SF area is less than the maximum 120 SF. The sign face is 49.6 SF. less than the allowable 60 SF and the sign has less than the allowable 6 tenants. The Base however is only 17" or 1.42' which is less than the required 2.4 feet (8 x 30%= 2.4'). This is a deviation of .98 feet.

The **Primary Ground Signs** are 17' in height and exceeds the height allowance of 8 ft provided for in LDR Section 6.20 -Table 6.1 The Ground Sign is 17 in height and 12 feet in width. The Overall sign area is 255 square feet which exceeds the 120' requirement of Table 6.1. This is a deviation of 135 square feet. The Ground Sign Copy area is 144 square feet which exceeds the 60 square foot allowance of Table 6.1. This is a deviation of 84 square feet. The Primary Ground Sign contains 9 tenant names which exceeds the allowance of 6 which is a deviation of 3. The base of the Primary Ground Sign is 2.5' which exceeds the minimum of 2' requirement but deviates from the 30% of height requirement by 2.6' feet (17 x 30% = 5.1 feet).

Individual **/Outparcel Ground Signs** are proposed for the three out parcel sites. These Ground Signs are appropriately sized and smaller than the Primary and Secondary Ground Sign. The signs are 5' in height and 8 feet in width with a total sign area of 40 square feet which is well below the allowable 120 square feet. The Ground Sign Copy area is 19.83 square feet well below the allowable 60 square feet. The sign base is 1.17 feet which is less than the 2-foot requirement of Table 6.1. This is a deviation of .83 feet.

The waivers and increased sign area are justified because of the extreme lack of visibility from Seminole Pratt Whitney. An 80 foot densely planted and bermed landscape buffer exists along Seminole Pratt Whitney which completely obscures all visibility to the retail shopping center from the primary arterial roadway serving the property. Visibility to signage is paramount for the survival of retail uses. With the rapid structural shift to online shopping, brick and mortar signage identification has never been more important.

Wall Signs for Principal Structure or Building Identification or Principal Tenant

The applicant is proposing three (3) Principal Structure Wall Signs facing the adjacent public road right of way of Seminole Pratt Whitney, consisting of "**Pharmacy Drive thru**", "**Publix Food & Pharmacy**" and "**Presto ATM**". It should be noted that the "Publix Liquors" sign is above a separate storefront with a separate entrance and is considered to be one of the nine (9)

tenants of the Principal Structure, within the code definition of *“Wall Signs for Ground Floor Uses with Separate Entrances at Ground Level”*.

In addition, the applicant is proposing two (2) Principal Structure Wall Signs on the south side of the building facing Persimmon Boulevard, consisting of **“Publix Food & Pharmacy”** and **“Consult Your Pharmacist..” (sign at the drive thru window)**. These signs are appropriately positioned to enhance the architectural appearance of the respective facades. Each of the wall signs are 81.6 square feet well below the 90 square feet allowable. The maximum Letter size is 3 feet consistent with the requirements of Table 6.1. The applicant is proposing 2 lines of copy with the letter size of the second line limited to 1 foot. Table 6.1 does not identify a second line of copy as being permissible however we believe a second line is appropriate for a retail shopping center given 2 lines of copy are allowed for in-line tenant wall signs.

Publix Stores include an internal full-service pharmacy. The pharmacy functions like a sub tenant in the building and therefore it is important that signage for the pharmacy be provided. The applicant is proposing a Wall Sign stating *“ Pharmacy Drive Thru”* on the east elevation facing Seminole Pratt Whitney. This wall sign contains 2 lines of copy. Letters are limited to 1.33 feet in size. The maximum copy area is limited to 43.4 square feet, which is well below the maximum of 70' square feet allowable for the in-line tenant wall signs (Wall Signs for Ground Floor Uses with Separate Entrances at Ground Level).

The applicant is proposing a small drive thru canopy sign facing Persimmon Boulevard. This sign is important for wayfinding and easy identification of the drive thru for customers. The letters are limited to 8 inches in height (.66 feet) with a maximum copy area of 16.91 feet. The wall sign conforms to the 80 percent of width with 10% clear on all sides. This sign functions like an in-line tenant ground sign.

Wall Signs for Ground Floor Uses with Separate Entrances at Ground Level

These Wall signs are proposed for the inline ground floor users at the shopping center. The proposed Wall signs conform to the requirements of Table 6.1. The Master Signage Plan proposes both single row and double rows of copy to complement the architectural design of the building. Tenant wall signs are less than the allowable 70 square feet and do not exceed 80% of the surface they are applied to. Maximum letter size will be 2 feet consistent with the requirements of Table 6.1.

Canopy Directional Signs for Drive Through Facilities

Canopy directional signs are proposed for the west elevation of the drive thru pharmacy canopy. This sign is limited to *“Entry Only”* and *“Clearance 12'-8”* consistent with the intent of the Table 6.1. These signs are permitted to be 3 square feet each. The proposed sign meeting the maximum area coverage. The letters are proposed to be 6” which is less than the allowable 8” provided for in Table 6.1

Miscellaneous Signs

In addition, the Master Sign Plan includes miscellaneous signs for public information and customer safety. All the signs are design to be aesthetically and visually compatible.

For ease of reference, refer to the table below summarizing the waivers (deviations from code) explained herein.

Sign Type	Code Req'mt.	Applicant Request	Deviation
Ground Sign for Commercial Building Within Pod (Secondary Ground Sign)	Base; 2.4'	1.42'	-.98'
Ground Sign for Commercial Building Within Pod (Primary Ground Sign)	Height – 8' Width – 12' Sign Area – 120 sf. Copy Area – 60 sf. 6 Tenants Base – 2' or 30% of OH (5.1')	Height – 17' Width – 15' Sign Area – 255 sf. Copy Area – 144 sf. 9 Tenants Base – 2.5'	+ 9' + 3' +135 sf. + 84 sf. + 3 Tenants -2.6'
Ground Sign for Commercial Building Within Pod (Outparcel Ground Sign)	Base – 2' or 30% of OH (2')	Base – 1.17'	-.83'
Wall Sign for Principal Structure or Building Identification or Principal Tenant (Publix Wall Signs)	Copy – 1 sign or message at 3' max letters	Copy – 2 lines with 2 nd line of copy at 1' max letters.	2 nd Line of Copy
Wall Sign for Principal Structure or Building Identification or Principal Tenant (Publix Wall Signs)	One set of 2 signs...fronting ROW (Seminole Pratt Whitney)	3 signs fronting ROW	+ 2 sign

<p>Wall Sign for Principal Structure or Building Identification or Principal Tenant</p> <p>(Publix Wall Signs)</p>	<p>One set of 2 signs...fronting ROW (Persimmon Blvd.)</p>	<p>2 signs fronting ROW</p>	<p>+ 1 sign</p>
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Conclusion

The Applicant is requesting approval of their Master Sign Plan for the PUBLIX at Westlake Plaza and will work closely with Staff to bring this application to completion as quickly as possible. The Applicant and the entire development team are available to answer any questions Staff might have and/or provide necessary information to supplement the information provided in the submittal.



CITY OF WESTLAKE

Engineering Department

4001 Seminole Pratt Whitney Road

Westlake, Florida 33470

Phone: (561) 530-5880

www.westlakegov.com

DATE:	11/2/2020
APPLICATION NUMBER:	MSP-2020-02
DESCRIPTION:	Master Sign Plan Amendment – Publix
APPLICANT:	Cotleur & Hearing
OWNER:	Minto PBLH, LLC
REQUEST:	Master Sign Plan Review
LOCATION:	16841 Persimmon Blvd. West, Westlake, FL
STAFF REVIEW:	RECOMMENDATION OF APPROVAL

The Engineering Department recommends approval of the above application, with the following notes:

1. Placement of signage was not reviewed under this application. Signage placement was reviewed under application SPR-2020-10.
2. Traffic signage will be reviewed under land development permit applications.
3. Landscape around signage will be reviewed under landscape permit applications.

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:

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

Submitted By: Administration

RESOLUTION 2020-40

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



Meeting Agenda Item Coversheet

MEETING DATE:		12/07/2020	Submitted By: Administration	
SUBJECT: <i>This will be the name of the Item as it will appear on the Agenda</i>		Collection and Disposal of Solid Waste Services - Notice of Intent to utilize the uniform Method of Collection Non-Ad Valorem Assessments		
STAFF RECOMMENDATION: (MOTION READY)		Motion to Approve Resolution 2020-40, Notice of Intent to Utilize the Uniform Method of Collecting Non-Ad Valorem Assessments		
SUMMARY and/or JUSTIFICATION:		In efforts to include solid waste fees on the tax roll, the City must identify its intent of electing to use the uniform method of collecting non-ad valorem special assessments to be levied within the City as authorized by Florida Statute (197.3632). Upon adoption of this resolution, and further communications with the Florida Department of Revenue, the Palm Beach County Property Appraiser and Palm Beach County Tax Collector, we anticipate the collection of solid waste fees for the fiscal year beginning October 1, 2021.		
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 – Map – City Boundaries Exhibit B – Proof of Publication		
SELECT, if applicable		RESOLUTION:		ORDINANCE:
IDENTIFY FULL RESOLUTION OR ORDINANCE TITLE <i>(if Item is <u>not</u> a Resolution or Ordinance, please erase all default text from this field's textbox and leave blank) <u>Please keep text indented.</u></i>		A RESOLUTION OF THE CITY OF WESTLAKE, FLORIDA PROVIDING NOTICE OF INTENT TO UTILIZE THE UNIFORM METHOD OF COLLECTING NON-AD VALOREM ASSESSMENTS LEVIED WITHIN THE MUNICIPAL BOUNDARIES OF THE CITY OF WESTLAKE, STATING THE NEED FOR SUCH LEVY, PROVIDING FOR THE MAILING OF THE RESOLUTION; PROVIDING FOR SEVERABILITY AND PROVIDING FOR AN EFFECTIVE DATE.		
FISCAL IMPACT (if any):				\$

RESOLUTION 2020-40

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

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

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

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

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

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

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

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

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

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

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

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

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

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

City of Westlake
Roger Manning, Mayor

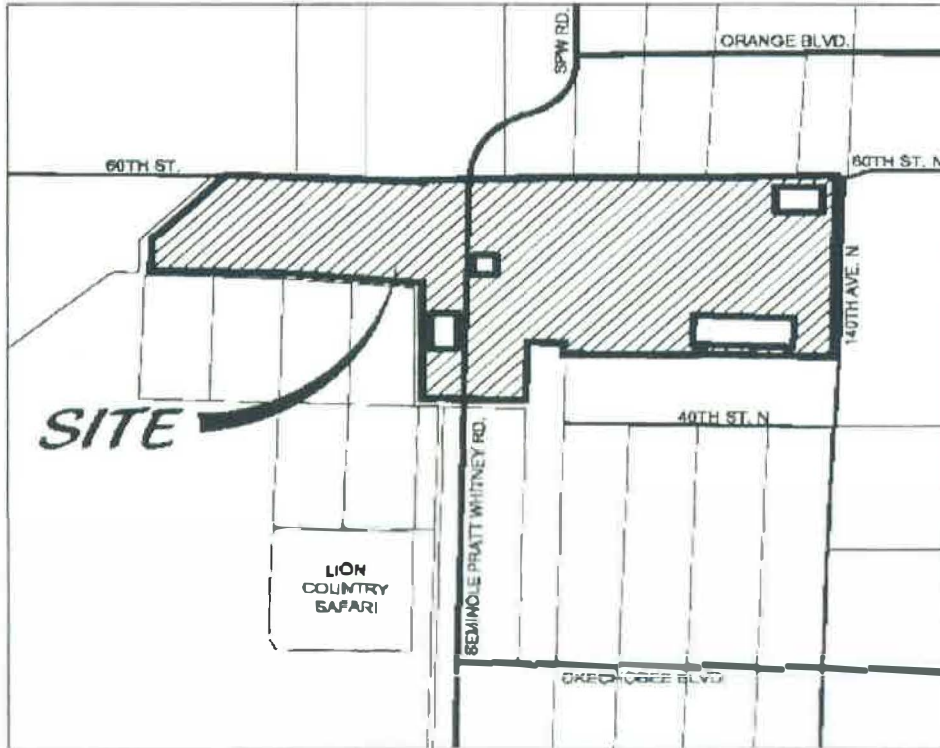
Zoie Burgess, City Clerk

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

EXHIBIT "A"
LEGAL DESCRIPTION OF
MUNICIPAL BOUNDARY LIMITS

EXHIBIT "B"
PROOF OF PUBLICATION OF NOTICE OF HEARING

LOCATION MAP



**EXHIBIT A
LEGAL DESCRIPTION**

DESCRIPTION :

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

ALSO:

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

ALSO:

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

LESS AND EXCEPT:

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

and;

LESS AND EXCEPT:

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

and;

LESS AND EXCEPT:

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

and;

LESS AND EXCEPT:

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

and;

LESS AND EXCEPT:

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

Beach County, Florida.

and;

LESS AND EXCEPT:

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

and;

LESS AND EXCEPT:

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

and;

LESS AND EXCEPT:

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

and;

LESS AND EXCEPT:

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

and;

LESS AND EXCEPT:

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

and;

LESS AND EXCEPT:

DESCRIPTION: A strip of land 80 feet wide lying in Section 1, Township 43 South, Range 40 East, Palm Beach County, Florida, and being more particularly described as follows:

COMMENCE at the Northwest corner of Section 1, Township 43 South, Range 40 East; Thence S.00°59'07"W. along the West boundary of said Section 1, a distance of 349.11 feet to a point on the Southerly boundary of M-Canal, a 250 foot wide City of West Palm Beach right of way, recorded in Deed Book 1156, Page 58, of the Public Records of Palm Beach County; said point also being the **POINT OF BEGINNING**; Thence Easterly along said Southerly boundary of M-Canal, as found monumented, the following two (2) courses: 1) S.87°46'28"E., 370.84 feet; 2) N.88°36'57"E., 1,406.04 feet to the West right of way line of Seminole-Pratt Whitney Road, a 100 foot wide right of way, recorded in Official Records Book 1544, Page 378, and Road Plat Book 4, Page 34, both of the Public Records of Palm Beach County Florida; Thence S.01°42'52"W. along said West right of way line, a distance of 80.12 feet to a point on a line 80.00 feet south of and parallel with said Southerly boundary of M-Canal, said parallel line also being the south line of the M-Canal Road Easement, an 80 foot wide City of West Palm Beach Easement, recorded in said Deed Book 1156, Page 58; Thence Westerly along said south line of the M-Canal Road

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

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

PARCEL 1

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

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

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

LESS AND EXCEPT FROM PARCEL 1:

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

TOGETHER WITH:

PARCEL 2:

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

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

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

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

LESS AND EXCEPT FROM PARCEL 2:

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

and;

LESS AND EXCEPT FROM PARCEL 2:

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

and;

LESS AND EXCEPT FROM PARCEL 2:

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

and;

LESS AND EXCEPT FROM PARCEL 2:

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

and;

LESS AND EXCEPT FROM PARCEL 2:

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

Containing: 3,788.601 acres more or less.

DAILY LAW JOURNAL



divorce

IN THE CIRCUIT COURT OF THE FIFTEENTH JUDICIAL CIRCUIT, IN AND FOR PALM BEACH COUNTY, FLORIDA
 Case No.: 502019DR010846
 Division FH
 Nadyne Ovil, Petitioner
 and
 Ganes Pierre Louis, Respondent

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE

TO: Ganes Pierre Louis
 Respondent's last known address:
 Unknown
YOU ARE NOTIFIED that an action for dissolution of a marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to Nadyne Ovil, whose address is 5966 Bahama Court, West Palm Beach, FL 33407 on or before 12/31/2020, and file the original with the clerk of this Court at 3188 PGA Blvd., Rm 1.202, Palm Beach Gardens, FL 33410 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.
 Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.
 You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the addresses on record at the clerk's office.
WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.
 Dated: 11/19/2020
 Clerk of the Circuit Court
 By: Cindy McCardel
 Deputy Clerk
 11-30, 12-7, 12-14, 12-21/2020

0000609359-01

IN THE CIRCUIT COURT OF THE FIFTEENTH JUDICIAL CIRCUIT, IN AND FOR PALM BEACH COUNTY, FLORIDA
 Case No.: 502020DR001830XXXXMB
 Division FA
 Alto Jacobs, Petitioner
 and
 Charlotte Jacobs, Respondent

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT)

TO: Charlotte Jacobs
 Respondent's last known address:
 Unknown
YOU ARE NOTIFIED that an action for dissolution of a marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to Alto B. Jacobs, whose address is 618 NE 1st, Boynton Beach, FL 33435 on or before 12/16/2020, and file the original with the clerk of this Court at 205 N Dixie Hwy., Room 3.22, West Palm Beach, FL 33401 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.
 Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.
 You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the addresses on record at the clerk's office.
WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.
 Dated: 11/16/2020
 Clerk of the Circuit Court
 By: Michelle Sadler
 Deputy Clerk
 11-16, 11-23, 11-30, 12-7/2020

0000606612-01

IN THE CIRCUIT COURT OF THE FIFTEENTH JUDICIAL CIRCUIT, IN AND FOR PALM BEACH COUNTY, FLORIDA
 Case No.: 50-2020-DR-004869-XXXX-WB
 Division: FW
 NENCI ALVARADO-HERNANDEZ
 Petitioner,
 and
 MANUEL HERNANDEZ GARCIA
 Respondent,

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT)

TO: Manuel Hernandez Garcia
 Last known address: 1151 NW AVENUE P, LOT 5, BELLE GLADE, FL 33430
YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to NENCI ALVARADO-HERNANDEZ C/O PUGH ANO ASSOCIATES whose address is 1655 PALM BEACH LAKES BLVD, SUITE 1010, WEST PALM BEACH, FLORIDA 33401 on or before DECEMBER 17TH 2020 and file the original with the clerk of this Court at Main Courthouse, 205 N. Dixie Hwy., West Palm Beach, FL 33401 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.
 The action is asking the court to decide whether the following real or personal property should be divided: NONE
 Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.
 You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the addresses on record at the clerk's office.
WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.
 Dated: Nov 04 2020
 Clerk of the Circuit Court
 By: Adina Sraer
 Deputy Clerk
 11-13, 11-20, 11-30, 12-7/2020

0000606885-01

IN THE CIRCUIT COURT OF THE FIFTEENTH JUDICIAL CIRCUIT, IN AND FOR PALM BEACH COUNTY, FLORIDA
 Case No.: 502020DR006095XXXXMB
 Division FC
 Jose P. Cordero Belman
 Petitioner
 and
 Maria E Santa Cruz
 Respondent

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT)

TO: Maria E. Santa Cruz
 Respondent's last known address:
 Unknown
YOU ARE NOTIFIED that an action for dissolution of a marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to Jose P. Cordero Belman, whose address is 3393 W. Maya Guana Lane, Lantana FL 33462 on or before 12/24/2020, and file the original with the clerk of this Court at 205 N Dixie Hwy., Room 3.22, West Palm Beach, FL 33401 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.
 Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.
 You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the addresses on record at the clerk's office.
WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.
 Dated: 11/13/2020
 Clerk of the Circuit Court
 By: Jessica Montero
 Deputy Clerk
 11-23, 11-30, 12-7, 12-14/2020

0000607961-01

IN THE CIRCUIT COURT OF THE FIFTEENTH JUDICIAL CIRCUIT, IN AND FOR PALM BEACH COUNTY, FLORIDA
 Case No.: 502020DR006095XXXXMB
 Division FA
 Joseph Elmitus Valmeus,
 Petitioner
 and
 Lena Bates,
 Respondent

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE

TO: Lena Bates
 Respondent's last known address:
 Unknown
YOU ARE NOTIFIED that an action for dissolution of a marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to Joseph Elmitus Valmeus, whose address is 745 Malibu Bay Drive Apt. #301, West Palm Beach, FL 33411 on or before 12/31/2020, and file the original with the clerk of this Court at 205 N Dixie Hwy., Room 3.22, West Palm Beach, FL 33401 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.
 Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.
 You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the addresses on record at the clerk's office.
WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.
 Dated: 11/13/2020
 Clerk of the Circuit Court
 By: Jessica Montero
 Deputy Clerk
 11-13, 11-20, 11-30, 12-7/2020

0000609242-01

IN THE CIRCUIT COURT OF THE FIFTEENTH JUDICIAL CIRCUIT, IN AND FOR PALM BEACH COUNTY, FLORIDA
 Case No.: 502020DR006095XXXXMB
 Division FA
 Joseph Elmitus Valmeus,
 Petitioner
 and
 Lena Bates,
 Respondent

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE

TO: Lena Bates
 Respondent's last known address:
 Unknown
YOU ARE NOTIFIED that an action for dissolution of a marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to Joseph Elmitus Valmeus, whose address is 745 Malibu Bay Drive Apt. #301, West Palm Beach, FL 33411 on or before 12/31/2020, and file the original with the clerk of this Court at 205 N Dixie Hwy., Room 3.22, West Palm Beach, FL 33401 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.
 Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.
 You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the addresses on record at the clerk's office.
WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.
 Dated: 11/13/2020
 Clerk of the Circuit Court
 By: Jessica Montero
 Deputy Clerk
 11-13, 11-20, 11-30, 12-7/2020

0000609242-01

divorce

IN THE CIRCUIT COURT OF THE FIFTEENTH JUDICIAL CIRCUIT, IN AND FOR PALM BEACH COUNTY, FLORIDA
 Case No.: 502020DR006863
 Division FD
 Sheryly Gustave,
 Petitioner
 and
 Sylvio J. Barthelemy
 Respondent

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE

TO: Sylvio J. Barthelemy
 Respondent's last known address:
 1020 S F St., Apt. 2, Lake Worth, FL 33460
YOU ARE NOTIFIED that an action for dissolution of a marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to Sheryly Gustave whose address is 1020 S F St., Apt. 2, Lake Worth, FL 33460 on or before 12/31/2020, and file the original with the clerk of this court at 205 N. Dixie Hwy., Rm. 322, West Palm Beach, FL 33401 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.
 Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.
 You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the addresses on record at the clerk's office.
WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.
 Dated: 11/19/2020
 Clerk of the Circuit Court
 By: Cindy McCardel
 Deputy Clerk
 11-30, 12-7, 12-14, 12-21/2020

0000609369-01

IN THE CIRCUIT COURT OF THE FIFTEENTH JUDICIAL CIRCUIT, IN AND FOR PALM BEACH COUNTY, FLORIDA
 Case No.: 50-2020-DR-008446XXXXWB
 Division FW
 Jean Edeme Despeines,
 Petitioner
 and
 Jean Edeme Despeines,
 Respondent

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT)

TO: Jean Edeme Despeines
 Respondent's last known address: 1044 HARDING AVENUE, UNION, NJ 07083
YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it to Marie Rose Anderson, whose address is 224 SW Avenue D Apt. 3 Belle Glade, FL 33430 on or before 12/31/2020, and file the original with the clerk of this Court at 2950 SR 15, Belle Glade, FL 33430 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.
 Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.
 You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the addresses on record at the clerk's office.
WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.
 Dated: 11/16/2020
 Clerk of the Circuit Court
 By: Michelle Sadler
 Deputy Clerk
 11-16, 11-23, 11-30, 12-7/2020

0000609206-01

IN THE CIRCUIT COURT OF THE FIFTEENTH JUDICIAL CIRCUIT, IN AND FOR PALM BEACH COUNTY, FLORIDA
 Case No.: 502020DR009055XXXXMB
 Division FC
 Jose P. Cordero Belman
 Petitioner
 and
 Maria E Santa Cruz
 Respondent

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT)

TO: Maria E. Santa Cruz
 Respondent's last known address:
 Unknown
YOU ARE NOTIFIED that an action for dissolution of a marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to Jose P. Cordero Belman, whose address is 3393 W. Maya Guana Lane, Lantana FL 33462 on or before 12/24/2020, and file the original with the clerk of this Court at 205 N Dixie Hwy., Room 3.22, West Palm Beach, FL 33401 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.
 Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.
 You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the addresses on record at the clerk's office.
WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.
 Dated: 11/13/2020
 Clerk of the Circuit Court
 By: Jessica Montero
 Deputy Clerk
 11-23, 11-30, 12-7, 12-14/2020

0000611567-01

IN THE CIRCUIT COURT OF THE FIFTEENTH JUDICIAL CIRCUIT, IN AND FOR PALM BEACH COUNTY, FLORIDA
 Case No.: 502020DR009055XXXXMB
 Division FC
 Jose P. Cordero Belman
 Petitioner
 and
 Maria E Santa Cruz
 Respondent

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT)

TO: Maria E. Santa Cruz
 Respondent's last known address:
 Unknown
YOU ARE NOTIFIED that an action for dissolution of a marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to Jose P. Cordero Belman, whose address is 3393 W. Maya Guana Lane, Lantana FL 33462 on or before 12/24/2020, and file the original with the clerk of this Court at 205 N Dixie Hwy., Room 3.22, West Palm Beach, FL 33401 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.
 Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.
 You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the addresses on record at the clerk's office.
WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.
 Dated: 11/13/2020
 Clerk of the Circuit Court
 By: Jessica Montero
 Deputy Clerk
 11-23, 11-30, 12-7, 12-14/2020

0000607961-01

IN THE CIRCUIT COURT OF THE FIFTEENTH JUDICIAL CIRCUIT, IN AND FOR PALM BEACH COUNTY, FLORIDA
 Case No.: 502020DR006095XXXXMB
 Division FA
 Joseph Elmitus Valmeus,
 Petitioner
 and
 Lena Bates,
 Respondent

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE

TO: Lena Bates
 Respondent's last known address:
 Unknown
YOU ARE NOTIFIED that an action for dissolution of a marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to Joseph Elmitus Valmeus, whose address is 745 Malibu Bay Drive Apt. #301, West Palm Beach, FL 33411 on or before 12/31/2020, and file the original with the clerk of this Court at 205 N Dixie Hwy., Room 3.22, West Palm Beach, FL 33401 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.
 Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.
 You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the addresses on record at the clerk's office.
WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.
 Dated: 11/13/2020
 Clerk of the Circuit Court
 By: Jessica Montero
 Deputy Clerk
 11-13, 11-20, 11-30, 12-7/2020

0000609242-01

IN THE CIRCUIT COURT OF THE FIFTEENTH JUDICIAL CIRCUIT, IN AND FOR PALM BEACH COUNTY, FLORIDA
 Case No.: 502020DR006095XXXXMB
 Division FA
 Joseph Elmitus Valmeus,
 Petitioner
 and
 Lena Bates,
 Respondent

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE

TO: Lena Bates
 Respondent's last known address:
 Unknown
YOU ARE NOTIFIED that an action for dissolution of a marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to Joseph Elmitus Valmeus, whose address is 745 Malibu Bay Drive Apt. #301, West Palm Beach, FL 33411 on or before 12/31/2020, and file the original with the clerk of this Court at 205 N Dixie Hwy., Room 3.22, West Palm Beach, FL 33401 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.
 Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.
 You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the addresses on record at the clerk's office.
WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.
 Dated: 11/13/2020
 Clerk of the Circuit Court
 By: Jessica Montero
 Deputy Clerk
 11-13, 11-20, 11-30, 12-7/2020

0000609242-01

notice to bid

PROJECT NOTIFICATION REQUEST FOR PROPOSAL (RFP) FOR CONSTRUCTION MANAGEMENT AT RISK SERVICES
PROJECT NAME: SEMINOLE TRAILS ELEMENTARY SCHOOL - CORE EXHAUSTIVE RFP #21C-024E
LOCATION: 4075 WILLOW POND RD, WEST PALM BEACH, FL 33417

The School Board of Palm Beach County, Florida invites Certified General Contractors, or Certified Building Contractors, prequalified by the School Board to submit Proposals to provide Construction Management at Risk Services for Construction for this Project. The RFP document may be obtained from **Periscope 52G @ www.BidSync.com**. The School Board reserves the right to waive minor technicalities in any proposal.

PROPOSALS DUE: JANUARY 11, 2021, NO LATER THAN 2:00 P.M., EST via PERISCOPE 52G @ WWW.BIDSYNC.COM
 12-7, 12-14, 12-21/2020

0000612055-01

PROJECT NOTIFICATION REQUEST FOR PROPOSAL (RFP) FOR DESIGN SERVICES
PROJECT NAME: FACILITIES RENOVATIONS AND REPAIR - RFP #21C-028R
LOCATION: BANYAN CREEK ELEMENTARY SCHOOL 4243 SABAL LAKE RD, DELRAY BEACH, FL 33445

The School Board of Palm Beach County, Florida invites Architects licensed by the State of Florida to submit Proposals to provide Professional Services for this Project. The RFP document may be obtained from **Periscope 52G @ www.BidSync.com**. The School Board reserves the right to waive minor technicalities in any proposal.

PROPOSALS DUE: JANUARY 4, 2021, NO LATER THAN 2:00 P.M., EST via PERISCOPE 52G@WWW.BIDSYNC.COM
 11-23, 11-30, 12-7/2020

0000609245-01

PROJECT NOTIFICATION REQUEST FOR PROPOSAL (RFP) FOR DESIGN SERVICES
PROJECT NAME: FACILITIES RENOVATIONS AND REPAIR - RFP #21C-030S
LOCATION: CHRISTA NAULIFFE MIDDLE SCHOOL 6500 LE CHALET BLVD., BOYNTON BEACH, FL 33472

The School Board of Palm Beach County, Florida invites Architects licensed by the State of Florida to submit Proposals to provide Professional Services for this Project. The RFP document may be obtained from **Periscope 52G @ www.BidSync.com**. The School Board reserves the right to waive minor technicalities in any proposal.

PROPOSALS DUE: JANUARY 4, 2021, NO LATER THAN 2:00 P.M., EST via PERISCOPE 52G @WWW.BIDSYNC.COM
 11-23, 11-30, 12-7/2020

0000608680-01

PROJECT NOTIFICATION REQUEST FOR PROPOSAL (RFP) FOR DESIGN SERVICES
PROJECT NAME: FACILITIES RENOVATIONS AND REPAIR - RFP #21C-032E
LOCATION: JUPITER ELEMENTARY SCHOOL 15245 N. MILITARY TRAIL, JUPITER, FL 33458

The School Board of Palm Beach County, Florida invites Architects licensed by the State of Florida to submit Proposals to provide Professional Services for this Project. The RFP document may be obtained from **Periscope 52G @ www.BidSync.com**. The School Board reserves the right to waive minor technicalities in any proposal.

PROPOSALS DUE: JANUARY 4, 2021, NO LATER THAN 2:00 P.M., EST via PERISCOPE 52G @ WWW.BIDSYNC.COM
 11-23, 11-30, 12-7/2020

0000609026-01

PROJECT NOTIFICATION REQUEST FOR PROPOSAL (RFP) FOR DESIGN SERVICES
PROJECT NAME: FACILITIES RENOVATIONS AND REPAIR - RFP #21C-036S
LOCATION: LAKE PARK ELEMENTARY SCHOOL 410 3RD ST., LAKE PARK, FL 33403

The School Board of Palm Beach County, Florida invites Architects licensed by the State of Florida to submit Proposals to provide Professional Services for this Project. The RFP document may be obtained from **Periscope 52G @ www.BidSync.com**. The School Board reserves the right to waive minor technicalities in any proposal.

PROPOSALS DUE: JANUARY 11, 2021, NO LATER THAN 2:00 P.M., EST via PERISCOPE 52G @ WWW.BIDSYNC.COM
 12-7, 12-14, 12-21/2020

0000611978-01

PROJECT NOTIFICATION REQUEST FOR PROPOSAL (RFP) FOR DESIGN SERVICES
PROJECT NAME: FACILITIES RENOVATIONS AND REPAIR - RFP #21C-038S
LOCATION: LIMESTONE CREEK ELEMENTARY SCHOOL 6701 CHURCH ST., JUPITER, FL 33458

The School Board of Palm Beach County, Florida invites Architects licensed by the State of Florida to submit Proposals to provide Professional Services for this Project. The RFP document may be obtained from **Periscope 52G @ www.BidSync.com**. The School Board reserves the right to waive minor technicalities in any proposal.

PROPOSALS DUE: JANUARY 11, 2021, NO LATER THAN 2:00 P.M., EST via PERISCOPE 52G @ WWW.BIDSYNC.COM
 12-7, 12-14, 12-21/2020

0000611976-01

PROJECT NOTIFICATION REQUEST FOR PROPOSAL (RFP) FOR DESIGN SERVICES
PROJECT NAME: FACILITIES RENOVATIONS AND REPAIR - RFP #21C-040R
LOCATION: HAMMOCK POINTE ELEMENTARY SCHOOL - 8400 SW 8TH ST. BOCA RATON, FL 33433
J.C. MITCHELL ELEMENTARY SCHOOL - 2470 NW 5TH AVE. BOCA RATON, FL 33431

The School Board of Palm Beach County, Florida invites Architects licensed by the State of Florida to submit Proposals to provide Professional Services for this Project. The RFP document may be obtained from **Periscope 52G @ www.BidSync.com**. The School Board reserves the right to waive minor technicalities in any proposal.

PROPOSALS DUE: JANUARY 11, 2021, NO LATER THAN 2:00 P.M., EST via PERISCOPE 52G@WWW.BIDSYNC.COM
 12-7, 12-14, 12-21/2020

0000612111-01

notice to creditor

IN THE CIRCUIT COURT FOR PALM BEACH COUNTY, FLORIDA PROBATE DIVISION
 File No. 502020CP005220XXXXNB
 Division: J
 IN RE: ESTATE OF DENNIS NEWMAN, Deceased.

NOTICE TO CREDITORS (summary administration)

TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:
 You are hereby notified that an Order of Summary Administration has been entered in the estate of DENNIS NEWMAN, deceased, File Number 502020CP005220XXXXNB, by the Circuit Court for Palm Beach County, Florida, Probate Division, the address of which is 3188 PGA Blvd., Room 202, Palm Beach Gardens, FL 33410; that the decedent's date of death was September 13, 2020; that the total value of the estate is exempt homesteaded property and that the names and addresses of those to whom it has been assigned by such order are:
 LORI NEWMAN

0000611649-01

notice to creditor

5179 Dockyard Place Land O' Lakes, FL 34638 ALL INTERESTED PERSONS ARE NOTIFIED THAT:
 All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
 The date of first publication of this Notice is November 30, 2020.
 Attorney for Person Giving Notice: Randall C. Doane Attorney for Petitioner Email: rcdone@doanelaw.com kfeely@doanelaw.com; manderson@doanelaw.com; or ngarrigan@doanelaw.com Florida Bar No. 0315321 Doane & Doane, P.A. 2979 PGA Blvd., Suite 201 Palm Beach Gardens, FL 33410 Telephone: (561) 832-0200 Person Giving

File Attachments for Item:

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

Submitted By: Legal

RESOLUTION 2020-41

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



Meeting Agenda Item Coversheet

MEETING DATE:		December 14, 2020	Submitted By: Legal	
SUBJECT: <i>This will be the name of the Item as it will appear on the Agenda</i>		Resolution 2020-41 Declaring Emergency Regulations Related To Certain Public Meetings During The Covid-19 State Of Emergency		
STAFF RECOMMENDATION: (MOTION READY)		The City Manager recommends approval of Resolution 2020-41		
SUMMARY and/or JUSTIFICATION:		March 30, 2020, the City of Westlake took similar action (Ordinance 2020-04) declaring a local State of Emergency pursuant to Florida Statutes, Chapter 252 the State of Emergency Act.		
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>		Agenda Item Cover Sheet Resolution		
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 OF THE CITY OF WESTLAKE, FLORIDA, DECLARING EMERGENCY REGULATIONS RELATED TO CERTAIN PUBLIC MEETINGS DURING THE COVID-19 STATE OF EMERGENCY; AUTHORIZING THE CITY MANAGER TO ARRANGE FOR PUBLIC MEETINGS BY USE OF COMMUNICATION MEDIA TECHNOLOGY AND ADVISORY BOARD ATTENDANCE; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.		
FISCAL IMPACT (if any):				\$

RESOLUTION 2020-41

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

WHEREAS, the Novel Coronavirus Disease 2019 (COVID-19) is a contagious disease that has the apparent ability to spread rapidly among humans and may result in serious illness or death, constitutes a clear and present threat to the lives, health, welfare, and safety of the people of South Bay; and

WHEREAS, on March 9, 2020, the Governor Ron DeSantis issued Executive Order number 20-52 which declared a State of Emergency for the State of Florida due to COVID-19; and

WHEREAS, Governor DeSantis' Executive Order 20-52 contained a recommendation to limit public gatherings; and

WHEREAS, Executive Order number 20-52 was extended by Executive Orders 20-114; 20-166, 20-192; 20-213 and Executive Order 20-276, which was entered on November 3, 2020 and is effective for a period of sixty days; and

WHEREAS, on March 30, 2020, the City of Westlake took similar action (Ordinance 2020-04) declaring a local State of Emergency pursuant to Florida Statutes, Chapter 252 the State of Emergency Act; and

WHEREAS, on March 20, 2020, Governor DeSantis issued Executive Order 20-69 which suspended any Florida Statute that requires a quorum to be present in person or that requires a local government body to meet at a specific public place, and further permits local government bodies to utilize communications media technology such as telephonic and video conferencing, as provided in Section 120.54(5)(b)(2), Florida Statutes. Emergency Order 20-69 was extended on several occasions reflecting the continued state of emergency and threat to the public when gathering to attend public meetings, but it has now expired; and

WHEREAS, Section 4(D) of Governor DeSantis' Executive Order 20-52 expressly authorizes local governments to take whatever prudent action is necessary to ensure the health, safety and welfare of the community in accordance with Section 252.38, Florida Statutes, which necessarily would include holding virtual public meetings; and

WHEREAS, Chapter 252, Florida Statutes, in part, confers upon the City emergency powers in order to protect the public peace, health, and safety; and to preserve the lives and property of the people of the state; and to "make, amend and rescind such orders and rules as are necessary for emergency management purposes and to supplement the carrying out of the provisions of ss. 252.31-252.90, but which are not inconsistent with any others or rules adopted by the division." Section 252.46(1), Florida Statutes; and

WHEREAS, in accordance with Section 252.38(3) and 252.46, Florida Statutes in the event of a state of emergency the City is empowered to make and issue rules for reasons of health and safety welfare of the community; and

WHEREAS, no statute, Charter provision, or ordinance provides that the City Council must physically be present at the same place to hold a City Council meeting or an advisory board meeting; and

WHEREAS, the City also possesses broad home rule powers that authorize it to protect the public health, safety and welfare, declare emergencies and protect its citizens; and

WHEREAS, the City possesses the necessary communication media technology to allow for public participation during city council meetings remotely; and

WHEREAS, the City possesses the necessary communication media technology to conduct advisory board meetings remotely, while fully complying with the provisions of the Sunshine law and allowing for public participation; and

WHEREAS, as recognized by Attorney General Opinion (AGO) 2020-03, there are no statutes that expressly define "present" or the "presence" of a quorum as requiring physical attendance; and

WHEREAS, there have been more than 18,254 deaths reported in the State of Florida due to COVID-19, with more than 961,676 confirmed cases as reported by the Florida Division of Emergency

Management; and

WHEREAS, Palm Beach, Broward and Miami-Dade Counties, have been most impacted by the COVID-19 pandemic and the infection rate is rapidly climbing in South Florida. The City of Westlake is acutely aware that provisions must be made to ensure that the business of the City of Westlake can occur without unnecessarily exposing public officials, City personnel or members of the public to a risk of infection while also ensuring public access and open government; and

WHEREAS, the City Council desires to approve the attached Declaration of Emergency Regulations, See, attached Exhibit "A".

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

SECTION 1. The foregoing "Whereas" clauses are hereby ratified and confirmed as being true and correct and are hereby made a part of this Resolution.

SECTION 2. Pursuant to the City's Charter and Code of Ordinances, the home rule authority of the City Council, Chapter 252, Florida Statutes, Section 4(D) of Governor DeSantis' Executive Order 20-52, and based upon the Legislative Findings set forth in the above-stated recitals, the City Manager is hereby authorized, during a declared public health emergency, to arrange for all Advisory Boards and Committees to utilize communications media technology. Such meetings shall be planned and conducted in consultation with the City Attorney's Office to ensure, to the extent practicable, substantial compliance with Section 286.001, Florida Statutes, "Florida's Sunshine Law."

SECTION 3. The City Manager is hereby authorized to extend the powers of the Declaration of Emergency Regulations, set forth in Exhibit "A", consistent with Section 252.38, Florida Statutes and until such time as this Resolution is repealed by the City Council.

SECTION 4. Pursuant to its home rule powers, Chapter 252, Florida Statutes, Section 4 D of Governor DeSantis' Executive Order 20-52, and based upon the Legislative Findings set forth in the above-stated recitals, the City Council of the City of Westlake hereby confirms and declares that a public health emergency exists requiring immediate action by the City Council. By virtue of the threat to public health and safety and

by virtue of the threat to the City’s financial health and home rule powers, it is necessary for the City to implement regulations set forth in Exhibit “A”.

SECTION 5. This Resolution shall take effect upon the adoption by the City Council.

PASSED this ____ day of December 2020.

Roger Manning, Mayor

ATTEST:

Zoie Burgess, City Clerk

**APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:**

Pam E. Booker, City Attorney

**EMERGENCY ORDER No.
LOCAL EMERGENCY MEASURES
EXHIBIT “A” to RESOLUTION 2020-**

WHEREAS, on March 9, 2020, Florida Governor Ron DeSantis promulgated Executive Order 20-52 and declared a State of Emergency in Florida in response to COVID-19; and

WHEREAS, Section 4(D) of Governor DeSantis’ Executive Order 20-52 expressly authorizes local governments to take whatever prudent action is necessary to ensure the health, safety and welfare of the community in accordance with Section 252.38, Florida Statutes, which necessarily would include holding virtual public meetings; and

WHEREAS, COVID-19 is a natural emergency whose increasing effects are being felt within the City of Westlake and that on account thereof, there is reason to believe that the virus will continue to spread; and

WHEREAS, On March 13, 2020, the Palm Beach County Commission declared a local State of Emergency due to the threat of COVID-19; and

WHEREAS, on March 30, 2020, the City of Westlake, declared a Local State of Emergency for the City of Westlake due to the threat of COVID-19; and

WHEREAS, the Center for Disease Control (“CDC”) is predicting that it is “likely” that “widespread transmission” of COVID-19 will continue to occur within the United States as the number of cases continues to rise nationwide; and

WHEREAS, the City Council of Westlake (“City”) now desires to confirm a Declaration of Emergency and invoke the City’s Charter, Code of Ordinances, home rule authority, Chapter 252, Florida Statutes, Section 4(D) of Governor DeSantis’ Executive Order 20-52 and well as the above-stated recitals, to permit the City Manager to arrange for public participation to take place through the utilization of communication media technology, such as telephonic and video conferencing, as provided by Section 120.54 (5)(b)(2), Florida Statutes and to allow for advisory boards of the City to meet through communication media technology.

NOW, THEREFORE, the City Council of the City of Westlake, County of Palm Beach, State of Florida, acting under the authority granted to municipalities by Florida Statutes Sections 252.38, Executive Order Number 20-52 promulgated by Governor Ron DeSantis on March 9, 2020, as amended, and by City of Westlake Emergency Ordinance 2020-04, by relevant sections of the Palm Beach County Code of Ordinances, orders and resolution as imposed upon the City of Westlake, by prior City of Westlake relevant Resolutions, Local Emergency Measures statutorily granted hereby **ORDERS** and promulgates the following Local Emergency Measures for the City of Westlake, **effective immediately**:

DO HEREBY ORDER AND DECLARE

Section 1. Public Meetings

- A. There remains a significant risk of infection of COVID-19 in generally holding public “in-person” meetings.
- B. It is in the best interests of the City that the public be permitted to attend all City of Westlake public meetings through the utilization of communications media technology, as provided in Section 120.54(5)(b)(2), Florida Statutes. This authorization to participate in meetings using communication media technology shall extend to City personnel, independent contractors, and residents of the City during the currently declared State of Emergency related to COVID-19.
- C. All public meetings of City advisory boards, quasi-judicial boards, where applicable, committees working groups may be conducted and held without the presence of an in-person quorum so long as any meetings strictly adhere to any and all other requirements under the Florida Constitution and Florida’s Government in the Sunshine Laws, including Chapter 286, Florida Statutes and utilize communications media technology, as provided in Section 120.54(5)(b)(2), Florida Statutes. Such communications media technology must allow for advisory board members to hear and talk to one another and for the public and to have an opportunity to participate and review materials or exhibits that would be presented during the meeting.

Section 2. Applicability, Enforcement and Reauthorization by City Manager

- A. This Declaration repeals any portions of previously issued declarations of emergency that are in conflict.
- B. The regulations set forth in this Declaration applies only to City of Westlake government and is limited to the matters set forth herein.
- C. This authorization is limited in nature and is pursuant to the home rule authority of the City Council, Chapter 252, Florida Statutes, Section 4(D) of Governor DeSantis’ Executive Order 20-52, and based upon a declared public health emergency and the Legislative Findings set forth herein to permit the City Manager to:

- 1) arrange for the public to participate;
- 2) arrange for the City Advisory Boards and Committees to meet electronically;
- 3) extend technology options to City personnel and independent contractors during the currently declared State of Emergency related to COVID-19;
- 4) promulgate rules of procedure that will ensure compliance with the Sunshine Law; and 5) provide technology and administrative support as necessary to fulfill these objectives.

- D. Meetings may only be conducted without the physical presence of a quorum of the City Boards and Committees during a state of emergency if:
- 1) the meeting is properly noticed;
 - 2) minutes are taken;
 - 3) the public is permitted to attend via technology such as teleconferencing.
- E. Until such time that this resolution is repealed, the City Manager is hereby authorized to extend the powers of this Declaration of Emergency Regulations, consistent with Section 252.38, Florida Statutes.
- F. All requirements and directives contained in this Local Emergency Measure, as well as all active Palm Beach County Emergency Orders and all Executive Orders issued by Florida Governor Ron DeSantis, shall be strictly adhered to at all times and enforceable pursuant to the City of Westlake Charter and Code of Ordinances and Section 252.50, Florida Statutes.

Roger Manning, Mayor

Date

ATTEST:

Zoie Burgess, City Clerk

File Attachments for Item:

B. Discussion regarding the Dual Role of City Manager

Submitted By: Administration

**AGREEMENT BETWEEN
CITY OF WESTLAKE
AND
SEVERN TRENT ENVIRONMENTAL SERVICES, INC.
FOR MANAGEMENT SERVICES**

THIS AGREEMENT, made and entered into on this // day of July 2016, by and between the City of Westlake, Florida, hereinafter referred to as "**City**", and the firm of Severn Trent Environmental Services, Inc., hereinafter referred to as "**MANAGER**", whose address is 210 North University Drive, Suite 702, Coral Springs, Florida 33071.

WITNESSETH:

WHEREAS, the **CITY** desires to employ the services of the **MANAGER** for the purpose of providing the **CITY** with certain **CITY** municipal functions as more fully set forth in Exhibit A attached hereto and made a part hereof; and

WHEREAS, the **MANAGER** desires to provide such services to the **CITY** subject to the terms hereof,

NOW, THEREFORE, in consideration of the mutual covenants and agreements expressed herein the parties agree as follows:

ARTICLE 1. SCOPE OF SERVICES AND MANAGER RESPONSIBILITIES

- 1.1** The **CITY** hereby engages the **MANAGER** for the services described and set forth in Exhibit A and for the fees described in Exhibit B, attached hereto and incorporated by reference herein.
- 1.2** **MANAGER** may offer and/or the **CITY** may request that additional services be provided under this Agreement. In the event that the **MANAGER** and the **CITY** agree upon a change in the scope of services to be provided under this Agreement, the change in Compensation, if any, shall be agreed between the **CITY** and **MANAGER** and will be invoiced in accordance with this Agreement.
- 1.3** The **MANAGER** shall devote such time as is necessary to complete the duties and responsibilities assigned to the **MANAGER** under this Agreement.
- 1.4** All services will be rendered by and under the supervision of qualified staff in accordance with the terms and conditions set forth in this Agreement. Even though **MANAGER'S** staff may include licensed attorneys and engineers, the **CITY** acknowledges that **MANAGER** is not performing in the capacity of a law firm or an engineering firm when providing services under this Agreement. Other than the requirement to render the services by and under the supervision of qualified staff, **MANAGER** makes no specific representation or warranty regarding the services or any deliverables to be provided

hereunder and any and all warranties arising by custom or usage in the profession, or arising by operation of law are hereby expressly disclaimed.

- 1.5 If the scope of services hereunder is ever amended to require the **MANAGER** to administer or supervise the **CITY's** personnel, the **MANAGER** shall not be responsible for any damages, losses, settlement payments, deficiencies, liabilities, costs, and expenses resulting from the failure of the **CITY's** employees to follow the instructions of the **MANAGER**. Similarly, if in the course of providing the services required by this Agreement, the **MANAGER** follows the instructions of the **CITY**, the **MANAGER** shall not be responsible for any damages, losses, settlement payments, deficiencies, liabilities, costs, and expenses resulting therefrom.
- 1.6 In performing the services hereunder, **MANAGER** may rely on information supplied by the **CITY** and **MANAGER** shall not be required to independently verify the accuracy and completeness of such information. In addition, although the **MANAGER** may participate in the accumulation of information developed by others necessary for use in documents required by the **CITY**, **MANAGER** is not responsible for verifying the accuracy of such information, except with respect to all services being provided by **MANAGER** as to the finances and accounting of the **CITY** and as otherwise provided herein.

ARTICLE 2. REPRESENTATIONS AND WARRANTIES OF THE MANAGER

- 2.1 The signature on this Agreement by the **MANAGER** shall act as **MANAGER's** representation that the wage rates and costs used to determine the compensation provided for in the Agreement are accurate, complete and current as of the date of this Agreement.
- 2.2 The **MANAGER** acknowledges and agrees that it owes a duty of loyalty, fidelity and allegiance to act at all times during the term of this Agreement in the known interests of the **CITY** and to knowingly do no act which would injure the **CITY's** business, its interests, or its reputation. Further, the **MANAGER** shall not, during the term of this Agreement, engage in any activity which constitutes a Conflict of Interest (as defined below). For purposes of this Agreement, "Conflict of Interest" means any act or activity, or any interest in connection with, or any benefit from any act or activity, which knowingly is adverse to the interests of or would in any material way injure the **CITY**. Notwithstanding any provision to the contrary contained herein, this Section 2.2 shall not prohibit the **MANAGER** from providing for the benefit of any other special **CITY** services similar to the services provided **CITY** hereunder. It is specifically agreed to and understood that **MANAGER'S** provision of any such services to the **CITY** or to any other special **CITY** shall not constitute a conflict of interest under this Agreement.
- 2.3 The **MANAGER** warrants that it has not employed or retained any company or person, other than a bona fide employee or previously retained sales consultant, to solicit or secure this Agreement and that it has not paid or agreed to pay any person, company, corporation, individual, or firm other than a bona fide employee working solely for the **MANAGER** or a previously retained sales consultant any fee, commission, percentage,

gift or any other consideration contingent upon or resulting from the award or making of this Agreement.

- 2.4 The **MANAGER** warrants and represents that it shall refrain from unlawful discrimination in performing its obligations under this Agreement.

ARTICLE 3. REPRESENTATIONS AND WARRANTIES OF THE CITY

CITY represents and warrants that this Agreement, **CITY's** execution and delivery of this Agreement and **CITY's** performance of its obligations hereunder, have been duly and validly authorized by **CITY** by all necessary action. This Agreement has been validly executed and delivered by **CITY** and constitutes a legal, valid, and binding obligation of **CITY**, enforceable in accordance with its terms.

ARTICLE 4. COMPENSATION

- 4.1 The **CITY** agrees to compensate the **MANAGER** in accordance with the fee schedule set forth in Exhibit B.
- 4.2 For each fiscal year of the **CITY**, the compensation payable to the **MANAGER** under the terms and conditions of this Agreement shall be in an amount approved by the **CITY** in its fiscal year budget. Each fiscal year during the budget review and approval proceedings, the **CITY** may consider price adjustments to compensate for market conditions and the anticipated type and amount of work to be performed by the **MANAGER** during the upcoming fiscal year of the **CITY**.
- 4.3 In the event that the fiscal year budget is not approved prior to the first day of the fiscal year, the **MANAGER'S** compensation under this Agreement will continue at the rate currently in effect at the time of renewal. Unless such failure to approve the fiscal year budget arose out of the acts or omissions of **MANAGER**, the subsequent approval of the budget will result in a retroactive fee adjustment, which will be invoiced in the first month following approval of the budget.
- 4.4 Payment to the **MANAGER** for all services rendered shall be made on a monthly basis within thirty (30) days of the **MANAGER's** issuance of an invoice. Monthly invoices shall be sent to the property manager, if **CITY** is under contract with a property manager, for prior approval prior to payment.
- 4.5 Payment of ancillary service costs will be included in the monthly billing statement for reimbursement. The charges and fees are set forth in Exhibit C.

ARTICLE 5. TERM

- 5.1** This Agreement shall commence on the date hereof and shall continue until amended or terminated as described in section 5.2 below.
- 5.2** Either party may terminate the agreement for convenience and without liability therefor upon a written notice to the other party of at least ninety day (90) days prior to the termination date.
- 5.3** Upon the termination of this Agreement, (a) the **CITY** shall pay the **MANAGER** in full for all services rendered through the date of termination upon receipt of **MANAGER's** invoice for such services ("Final Payment"); and (b) **MANAGER** will take all reasonable and necessary actions to transfer, within seven (7) days of receipt of Final Payment, in an orderly fashion to the **CITY** or its designee all of the **CITY's** financial records, including computer records, in **MANAGER's** possession.

ARTICLE 6. RISK MANAGEMENT

- 6.1** The **MANAGER** shall provide and maintain at **MANAGER's** expense the following levels of insurance coverage at all times subsequent to the execution of this Agreement:
- (a) Professional Liability insurance with an aggregate limit of two million dollars (\$2,000,000) ; and
 - (b) Commercial Crime insurance with a per loss limit of one million dollars (\$1,000,000). Such insurance shall provide coverage for direct loss of money, security, or other tangible property sustained by **CITY** as a result of theft or forgery committed by an employee of the **MANAGER** not in collusion with an employee or official of the **CITY**.
 - (c) Workers' Compensation Insurance in accordance with the statutory obligations imposed by Florida law. Employer's Liability Insurance shall be provided with a minimum coverage of \$100,000 per accident/occurrence.
 - (d) Commercial General Liability Insurance with \$2,000,000 Combined Single Limit, per occurrence.
- 6.2** To the extent occasioned by the negligent act or omission or failure of the **MANAGER**, **MANAGER**, shall indemnify, defend and hold harmless the **CITY**, its officers, agents and employees, from and against any and all claims, losses or liability, or any portion thereof, including attorneys fees and costs, arising from injury or death to person, the employees, or damage to property occasioned by a negligent act, omission or failure of the **MANAGER**.
- 6.3** To the extent not attributable to the negligence or willful misconduct of the **CITY**, and to the extent permitted by Florida law and to the extent not attributable to the negligence or willful misconduct of **MANAGER**, **CITY** shall indemnify, defend and hold harmless the

MANAGER, its officers, agents and employees, from and against any and all claims, losses or liability, or any portion thereof, including attorneys fees and costs, arising from injury or death to person, the employees, or damage to property occasioned by a negligent act, omission or failure of the **CITY**. Nothing herein shall constitute or be construed as a waiver of the protections, immunities, and limitations of liability afforded **CITY** pursuant to Section 768.28, Florida Statutes.

- 6.4** In the event that claims(s) raised against the **MANAGER** on account of this Agreement, or on account of the services performed hereunder, is/are covered under **MANAGER's** insurance policies required hereunder, the **MANAGER** shall not be responsible for any loss, damage or liability beyond the policy amounts contractually required hereunder and the limits and conditions of such insurance policies. With respect to any other causes of action and/or claims arising under this Agreement, or otherwise arising as a result of, or on account of, the services provided hereunder, **MANAGER's** total aggregate liability shall not exceed an amount equal to the amount of the annual compensation for such services during the Agreement year in which such cause of action and/or claim is raised against the **MANAGER**.
- 6.5** Notwithstanding any provision to the contrary contained in this Agreement, in no event shall the **MANAGER** be liable, either directly or as an indemnitor of the **CITY**, for any special, punitive, indirect and/or consequential damages, including damages attributable to loss of use, loss of income or loss of profit even if the **MANAGER** has been advised of the possibility of such damages.

ARTICLE 7. MISCELLANEOUS

- 7.1 Entire Agreement.** The foregoing terms and conditions constitute the entire Agreement between the parties hereto and any representation not contained herein shall be null and void and no force and effect. Further this Agreement may be amended only in writing upon mutual consent of the parties hereto.
- 7.2 Amendments.** No amendments and/or modifications of this Agreement shall be valid unless in writing and signed by each of the parties.
- 7.3 Construction.** In construing this Agreement, the following principles shall be followed: (i) no consideration shall be given to the captions of the articles, sections, subsections or clauses, which are inserted for convenience in locating the provisions of this Agreement and not as an aid in construction; (ii) no consideration shall be given to the fact or presumption that any of the Parties had a greater or lesser hand in drafting this Agreement; (iii) examples shall not be construed to limit, expressly or by implication, the matter they illustrate; (iv) the word "includes" and its syntactic variants mean "includes, but is not limited to" and corresponding syntactic variant expressions; (v) the plural shall be deemed to include the singular, and vice versa; (vi) each gender shall be deemed to include the other genders; (vii) each exhibit, appendix, attachment and schedule to this Agreement is a part of this Agreement; and (viii) any reference herein or in any schedule hereto to any agreements entered into prior to the date hereof shall include any amendments or supplements made thereto.

7.4 **Force Majeure.** A party's performance of any obligation under this Agreement shall be excused if, and to the extent that, the party is unable to perform because of any event of "Force Majeure". In any such event, the party unable to perform shall be required to resume performance of its obligations under this Agreement as soon as reasonably practicable following the termination of the event or cause that excused performance hereunder. Force Majeure is defined as any act, event, or condition to the extent that it adversely impacts the cost of performance of, or adversely affects the ability, of either party to perform any obligation under this Agreement (except for payment obligations) if such act, event or condition, in light of any circumstances that should have been known or reasonably believed to have existed at the time, is beyond the reasonable control and is not a result of the willful or negligent act, error, omission or failure to exercise reasonable diligence on the part of the party relying thereon.

7.6 **Notices.** All notices will be in writing and shall be sent by certified mail, return receipt requested or by overnight delivery using a nationally recognized courier service.

Notices required to be given to the **MANAGER** will be addressed to:

Severn Trent Environmental Services, Inc.
210 North University Drive Suite 702
Coral Springs, Florida 33071
Attn: Bob Koncar – General Manager

Notices required to be given to the **CITY** will be addressed to:

Mayor
4001 Seminole Pratt Whitney Road
Loxahatchee, FL 33470

With copy to: City Attorney
Pam E. Booker, Esq.
2650 Lake Shore Drive, Unit 1704
Riviera Beach, FL 33404

7.7 **Governing Law.** This Agreement shall be governed by the laws of the State of Florida. Any and all legal action necessary to enforce the Agreement will be held in Palm Beach County, Florida. No remedy herein conferred upon any party is intended to be exclusive of any other remedy and each and every such remedy shall be cumulative and shall be in addition to every other remedy given hereunder or now or hereafter existing at law or in equity or by statute or otherwise. No single or partial exercise by any party of any right, power, or remedy hereunder shall preclude any other or further exercise thereof.

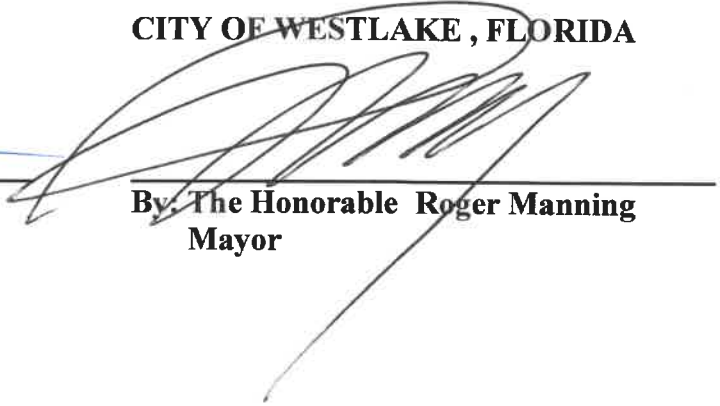
IN WITNESS WHEREOF, the parties hereto have caused their respective agents to execute this **AGREEMENT BETWEEN CITY OF WESTLAKE AND SEVERN TRENT ENVIRONMENTAL SERVICES, INC. FOR FINANCIAL MANAGEMENT SERVICES** on their behalf, at the times set forth below.

**Signed and Sealed
in the presence of:**

CITY OF WESTLAKE , FLORIDA



Witness



**By: The Honorable Roger Manning
Mayor**



Witness

**SEVERN TRENT ENVIRONMENTAL
SERVICES, INC.**



**By: Bob Koncar – General Manager –
Management Services Southeast**

Scope of Services

Exhibit A

City Manager Services:

- Supply an experienced City Manager (Kenneth G. Cassel) to be the City's chief administrator as enumerated in the City Charter.
- Manager shall attend all meeting of the City Council
- Manager shall attend and represent the City at appropriate and necessary meetings with all applicable County, and State entities.
- Manager shall perform the powers and duties as enumerated in the City Charter as adopted.
- Manager shall be reimbursed for memberships and dues associated with performing the City Manager Services.

Financial & Accounting Services:

- Attend monthly CITY Council meetings and be ready to answer questions concerning the financial scope of services as set forth herein.
- Maintain a Government Fund Accounting System in accordance with:
 - The Uniform Accounting System prescribed by Department of Banking and Finance for Government Accounting;
 - Generally Accepted Accounting Principles (GAAP); and
 - Government Accounting Standards Board (GASB) principles.
- Perform the day to day processing of accounts payable transactions to ensure the CITY's finances are maintained in an effective, up to date and accurate manner.
- Review and verify accuracy of invoices, vouchers, bills, statements and related documents by auditing them against the adopted budget, purchase orders, requisitions and contracts.

- Coordinate collection of all revenue and establishes process for recording receivables including water billing and collection.
- Work with local, state, and federal agencies to ensure all revenue is collected on time and all reports are filed according to Florida state regulations.
- Produce and submit monthly revenue and collection reports to the Mayor and CITY Council as of monthly financials
- Coordinate and process all payroll disbursements for CITY employees.
- Process direct deposits and other payroll deductions including but not limited to garnishment/child support, defined benefit contributions; unemployment claims and provide employment & income verification.
- Process and remit all federal and state payroll tax payments.
- Prepare all Federal and State Tax filings to meet statutory requirements.
- Track all sick, personal and vacation time according to the CITY's established policy.
- Coordinate and administer comprehensive employee compensation and benefit programs including but not limited to Health care, dental, life insurance, AD&D, short/long term disability, and defined benefit retirement plans.
- Prepare monthly financial reports as required by the Mayor and CITY Council.
- Reconcile and analyze balance sheet accounts and operating expense statements.
- Assist and prepare, in conjunction with the CITY staff and other governmental entities, to create the annual budget and budget amendments per GASB and Governmental Finance Officers Association (GFOA) standards.
- Conduct a fiscal analysis on an annual basis as part of the budget process and submit findings and recommendations to the Mayor and CITY Council.
- Coordinate and facilitate the annual audit process and prepare schedules required by the auditors.
- Prepare and submit documents required to meet the annual statutory reporting requirements.
- Coordinate the purchasing and renewal of appropriate amounts and types of insurance such as General Liability, Public Officials/Employment Practices, Property, Inland Marine, Equipment Breakdown, Automobile and Workers' Compensation insurance coverage.

Treasury Services:

- Assist in establishing all bank accounts and treasury requirements. Our team will implement policies and procedure to document, track and control all treasury transactions.
- Coordinate and implement the CITY's Investment Policies and Procedures pursuant to Chapter 218, of the Florida Statutes as directed by the Mayor and CITY Council.
- Produce timely reports on the performance of the CITY's investments as directed by the Mayor and CITY Council.
- Consult on special funding mechanisms/sources.
- Perform comparative analysis on building department fees and water rates.
- Assist in preparation and analysis of requests for proposals (RFPs) and request for qualifications (RFQs) as directed by the Mayor and CITY Council.

Capital Program Administration:

- Provide independent review of proposed capital improvement program and provide recommendations to the Mayor and CITY Council on implementation.
- Prepare a five year fiscal plan for funding the implementation of approved capital improvement program.
- Maintain proper fund accounting procedures.
- Assist with grant accounting procedures, tracking and reporting.
- Establish procedures to record and track all assets purchased, constructed, donated or conveyed to the CITY.

City Clerk Functions:

- Manager shall provide a qualified individual to serve as City Clerk
- Receive and process inquiries about official records of the City.
- Provide follow up activities for the Mayor, Council Members, and other City officials on issues related to official City records and proceedings.
- Maintain the City Seal and affix to all official documents and contracts.
- Ensure that all meeting minutes and other official documents are properly executed and

recorded as necessary.

- Maintain the City's filing system that will allow for retrieval of all City Records in an expeditious manner.
- Provide qualified individual that will attend all City Council meetings and other official City meetings.
- Transcribe all City meeting minutes in a timely and accurate manner.
- Ensure that summary minutes are prepared for all official meetings and that recordings are maintained in accordance with the Florida Statutes and City requirements.

Compensation

Exhibit B

Severn Trent will provide the services set forth in the Scope of Services for an annual fee of: \$249,101.00. The annual fee shall be paid in equal monthly payments.

Exhibit C

Reimbursable Schedule

Mail Distribution Overnight Delivery Certified Mail (back charged to owner) Postage	At Cost Current rate charged by Postmaster plus handling charge of \$3.00 Current rate charged by postmaster;
Photocopying Color Copies	\$0.15 per copy \$0.21 per duplex copy (both sides) \$0.20 per page
Faxes Outgoing Incoming	NC NC

File Attachments for Item:

C. Discussion regarding City Attorney Contract

Submitted By: Administration

Law Offices of Pam E. Booker, Esq.

Riviera Beach, FL 33404

(772) 971-8676

July 11, 2016

City Council
City of Westlake
4005 Seminole Pratt Whitney Road
Loxahatchee, FL 33470

Ref: Agreement for City Attorney Services

Dear Mayor and Council Members:

I am pleased that you choose to engage my services as legal counsel for the City of Westlake. This is an exciting opportunity as we embark on the creation of a new City, with your leadership and guidance, you can create the City of your collective vision. I have been in local government for approximately twenty years, most recently serving as City Attorney for one of the largest cities in the state of Florida. In that twenty-year period, I gained experience in the areas of land use and zoning, community redevelopment areas, annexations, municipal finance, procurement and contract law, litigation and appellate representations to name a few. I am confident that those experiences will be beneficial to the City of Westlake.

Please allow this letter to set forth our understanding as to the nature and scope of the legal services I will provide for the City, the amount of my fees for those services, the manner in which my fees for those services shall be determined and the terms upon which you will make payment.

1. **Nature of Services:** You have engaged me to serve as City Attorney. My services will include the representation of the City, working with the Mayor, City Council, the City Manager and all administrative staff, in all legal matters relating to the City's affairs, from day to day administrative issues to the development of policies and programs from Council and the City Manager. The general services that the Firm will provide include, but are not limited to, all areas of general municipal law, land use and zoning, building, permitting, code enforcement and lien law, procurement and contract law, constitutional and legislative issues, as well as some litigation and dispute resolution in all administrative levels.

I will attend the regular, special and workshop meetings of City Council, Planning and Zoning meetings and meetings with the administration as they arise from time to time. If clerks or paralegals are used, there will not be additional costs for their services to the City.

Outside counsel may be required for more specialized services such as civil rights, labor and employment issues, collective bargaining, eminent domain, litigation, appellate representation, environmental and sustainability law, and municipal finance.

2. **Fees for Services:** You will be charged and agree to pay for my services on the following basis:

A. ***Monthly Retainer Fee:***

The Firm will charge a base fixed retainer fee \$132.69 per hour, based upon a forty (40) hour work week, for an annual amount of \$276,000, to be paid in monthly increments of \$23,000.00, per month for the preparation of ordinances and resolutions and attending up to two regular monthly Council meetings, one monthly Planning & Zoning Board meeting and one monthly Code Enforcement Magistrate meeting, up to a total of 50 Council/Planning Advisory Board/Code meetings per year for the twelve-month period commencing July 2016. The fee also includes providing general legal advice to the City and its council members, attending meetings with other community representatives as required to carry out the legal services for the City.

The monthly retainer includes, the cost of liability insurance, medical benefits, training and continuing education courses. The monthly retainer includes the review of standard documents and response with comments, a quarterly report and a litigation report as needed. The drafting and preparation of legal documents will be included. The monthly retainer includes all telephone calls/email/teleconference/video conference with individual City Council members, the City Manager, staff, consultants, City Board members and Committee members as authorized by the City Council.

B. ***Hourly Rate:***

The Firm will charge for those matters not covered by the base retainer fee, and hourly rate of \$225.00 per hour for all attorney's handling all other legal services including litigation, municipal bond financing, labor law and any other general legal advice or services including meeting with Council Members, the City Manager, staff and/or consultants related to such work, review and preparation of proposed ordinances, contract or other matters. The Firm's practice is to charge for actual time expended, but not less than 2/10ths of an hour for each activity.

C. **Fiscal Year Budget:**

For each fiscal year of the City, the compensation paid to the City Attorney under the terms and conditions of this agreement shall be an amount approved by the City in its fiscal year budget. Each fiscal year during the budget review and approval proceedings, the City may consider price adjustments to compensate

for market conditions and the anticipated type and amount of work to be performed by the City Attorney during the upcoming fiscal year of the City.

In the event the fiscal year budget is not approved prior to the first day of the fiscal year, the City Attorney's compensation under this Agreement will continue at the rate currently in effect at the time of renewal. Upon the approval of the fiscal year budget, there will be a retroactive fee adjustment, which will be invoiced on the first month thereafter.

3. **Costs:** In addition to attorney's fees included above, the Firm will add a 2.5% administrative fee to each bill to cover administrative cost such as delivery charges, communication services/telephone charges, photocopies, postage, faxes, legal software and computer research expenses.

Non-incident costs such as court reporter expenses (including cost of transcript and court reporter's fee for attendance), court costs (such as filing fees, service of process, newspaper publication costs, subpoena costs, witness fees, recording fees, etc.), accounting and appraisal fees, expert fees, trial/hearing exhibit costs, investigation costs, and applicable lobbyist registration fees, will continue to be itemized and billed.

4. **Payment of Fees and Costs:** My invoices will be submitted to you on a monthly basis and each invoice will be due and payable when rendered. You must understand that if any invoice remains unpaid for more than thirty (30) days after it is rendered, the firm reserves the right in our discretion (subject to court approval, if necessary) to cease to provide further legal services to you. You will, however be liable to the firm for the payment of any fees earned and any cost incurred by the firm through that time, together with applicable taxes.
5. **Representation of Other Clients:** The Firm is bound by the rules of legal ethics not to represent any client if the representation of that client will be directly adverse to the interest of another client, unless each such client consents to such representation after consultation. Should such a situation arise, you will be immediately informed and a proposed manner to address the conflict will be provided by the firm.
6. **Withdrawal from Representation and Termination:** The City may at any time choose to terminate this agreement with or without cause with ninety (90) days notice to the firm. The City will be liable for fees and costs incurred through the date of termination, including the monthly retainer. The firm likewise, reserves the right to withdraw from representing the City, if you have misrepresented or failed to disclose material facts to the firm or if we disagree about the course of action which should be pursued.

7. **Fees for Other Legal Services:** In the event the City requests the Firm to render legal services with respect to other matters outside the scope of this representation agreement, the other matters will be handled on an hourly basis, and fees and costs will be payable under the same terms and conditions as provided for in paragraph two of this letter.
8. **Governing Law:** This agreement shall be governed by the laws of the State of Florida, Palm Beach County. Any and all legal action necessary to enforce the Agreement will be held in Palm Beach County, Florida. No remedy herein conferred upon any party is intended to be exclusive of any other remedy and each and every such remedy shall be cumulative and shall be in addition to every other remedy given hereunder or now or hereafter existing at law or in equity or by statute or otherwise. No single or partial exercise by any party of any right, power, or remedy hereunder shall preclude any other or further exercise thereof.
9. **Notices:** All notices will be in writing and shall be sent by certified mail, return receipt requested or by overnight delivery using a nationally recognized courier service.

Notices to City Attorney:
Pam E. Booker
2650 Lake Shore Drive, Unit 1704
Riviera Beach, FL 33404

Notices to the City:
City of Westlake, Mayor
4001 Seminole Pratt Whitney Road
Loxahatchee, FL 33470

Notices to City Manager:
Severn Trent Environmental Services, Inc.
210 North University Drive, Suite 702
Coral Springs, Florida 33071
Attn: Bob Koncar, General Manager

10. **Commencement of Representation:** If the foregoing is agreeable to you, please acknowledge your understanding and agreement by signing this letter and delivering it to the Firm. The Firm shall commence representation pursuant to the monthly retainer agreement as of June 27, 2016, with payment due for July 2016. At the discretion of the City Manager, the Firm shall commence work at the hourly rate contained herein as of the date of the City's acknowledgment and agreement below.
11. **Risk Management:** To the extent occasioned by the negligent act or omission or failure of the City Attorney, the attorney may defend and hold harmless the City, its officers, agents and employees, from and against any and all claims, losses or

liability, or any portion thereof, including attorney's fees and costs, the employees, or damage to property accessioned by a negligent act, omission or failure of attorney.

To the extent not attributable to the negligence or willful misconduct of the City, and to to extent permitted by Florida law and to the extent not attributable to the negligence or willful misconduct of Attorney, City shall indemnify, defend and hold harmless the attorney, its officers, agents and employees, from and against any and all claims, losses or liability, or any portion thereof, including attorneys fees and costs, arising from injury or death to person, the employees, or damage to property occasioned by a negligent act, omission or failure of the City. Nothing herein shall constitute or be construed as a waiver of the protections, immunities, and limitations of liability afforded City pursuant to Florida Statutes §768.28.

In the event that claim(s) raised against the Attorney on account of this agreement, or on account of the services performed hereunder, is/are covered under Attorney insurance policies, the Attorney shall not be responsible for any loss, damage or liability beyond the limits and conditions of such insurance policies. With respect to any other causes of actin and/or claims arising under this Agreement, or otherwise arising as a result of, or on account of, the services provided hereunder, Attorney total aggregate liability shall not exceed an amount equal to the amount of annual compensation for such services during the Agreement year in which such cause of action and/or claim is raised against the Attorney.

The Firm is honored to represent the City of Westlake and looks forward to a long and positive relationship as we build the City together. I appreciate the confidence you have placed in my Firm and will make every effort to perform my services in a prompt and efficient manner. If you have any questions or concerns, please do not hesitate to contact me to discuss your concerns.

Sincerely,
The Law Offices of Pam E. Booker, P.A.



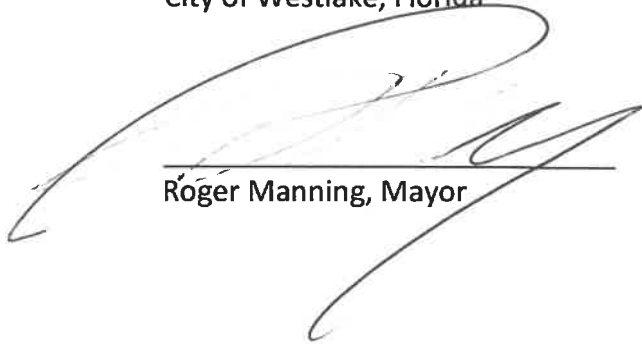
By: Pam E. Booker, Esq.

ACKNOWLEDGEMENT AND AGREEMENT

Having been duly authorized by an affirmative majority vote of the members of the City Council for the City of Westlake, Florida, the undersigned has read this representation agreement and on behalf of the City of Westlake, Florida, agrees to the terms and conditions contained herein.

AGREED AND ACCEPTED on July 11, 2016, 2016

City of Westlake, Florida

A large, stylized handwritten signature in black ink, appearing to read 'R. Manning', is written over a horizontal line.

Roger Manning, Mayor

File Attachments for Item:

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

Submitted By: Lieutenant Craig Turner

For Informational Purposes Only

District 18 City of Westlake

Monthly Report: November 2020



Calls for Service	Monthly
Business/Residence Checks	1,640
Traffic Stops	59
Calls for Service (Excluding 1061's)	165
All CAD Calls – Total*	1,805

Traffic Summary	Monthly
Warnings (Written and Verbal)	53
Citations	19
Total	72

Data Source: Motorola Premier 1
*Omit Miscellaneous Calls

Summary: During the month of November, there were 1,805 generated calls within the district. 94% of these calls were self-initiated.

Crimes	Monthly
Homicide	0
Robbery	0
Sexual Assault	0
Shooting	0
Stabbing	0
Burglary- Business	0
Burglary- Construction	0
Burglary- Residential	0
Burglary- Vehicle	0
Larceny	0
Motor Vehicle Theft	0
Vandalism	0
Fire	0
Total	0

There were no cases for the month of November.

File Attachments for Item:

A. Monthly Report - November

Submitted By: Legal

City of Westlake November Monthly Legal Update

Legal Opinion: Research and review documentation provided by Lewis Longman Walker regarding Chapter 5, and SID versus the City's authority. Provide a legal opinion to the City Council regarding the City's authority as it pertains to all legal documents subject to the ongoing dispute.

Provide legal response to applicant's email correspondence to City Council.

Review, research and provide written responses to multiple letters from the developer.

SID/ITID Litigation:

Review of court files and pleadings to stay apprised of litigation status. Attended hearing on request to bypass Florida Statutes, Chapter 164 proceedings. Judge entered an Order denying the request to bypass Florida Statutes, Chapter 164 dispute resolution process. Depositions have been cancelled. A Joint Motion to Compel Mediation and Stipulation was filed on 11/17/2020. Judge Janis Keyser granted the stipulation for mediation.

Ordinances & Resolutions:

Prepare resolutions for the following:

- Westlake Plaza (Publix) Plat
- Westlake Plaza (Publix) Site Plan
- Westlake Plaza (Publix) Master Site Plan
- 7-11 Master Sign Plan
- Corrective Resolution for Taxes

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

Noise Ordinance: Research and review of legal proceedings regarding Jupiter's noise ordinance. Draft and distribute a proposed noise ordinance to City Manager and City Planner for review and comment. Review for consistency with Property Maintenance ordinance.

Review of Applications:

- Westlake Plaza Plat (Publix)
- Westlake Plaza Site Plan
- Westlake Plaza Master Site Plan
- 7-11 Master Sign Plan

Bond Reviews/Reductions and Release:

- Cresswind Palm Beach Phase I
- POD T Estates of Westlake

Agreements:

Review, revise and provide comments as necessary for the following documents.

- Interlocal Agreement with Palm Beach County for Reimbursement under CARES Act program.
- Parking Enforcement Agreement for the Meadows with Palm Beach County Sheriff's Office.

- Provide Builder's At Risk Agreement for construction prior to recordation of plat.
- Review and revise Resolution for the extension of virtual meetings with the Governor's orders which were not renewed, pursuant to municipal powers under Florida Statutes, Chapter 252.
- Review and provide comments on golf cart applications.

Public Records Request:

Respond to public records requests.

HAPPY PROGRAM:

- Review of applications and provide responses to applicants, lenders and attorneys for the applicants regarding the program and status of the files.
- Draft Award Letter, Promissory Note & Second Mortgage.
- Correspond via email and telephone with FBC Mortgage and Loan Depot.
- Corresponded with and provide documentation to Wells Fargo General Counsel, Atlanta, GA regarding certifying HAPPY Program.
- Corresponded with and provided documentation to Down Payment Resources of Atlanta, GA regarding certifying HAPPY Program

General meetings:

Attend regular weekly staff meetings and follow-up as needed for various applications. Phone calls and meetings with City Council members regarding questions, inquiries and agenda review. Communications with staff, applicant's, developer's counsel and other parties as necessary to complete items for the agendas.

- Attended Special Council Meeting November 2, 2020.
- Attended Regular Council Meeting November 30, 2020

Schedule and provided Sunshine Law training for new board members on the Education and Youth Advisory Board. Training will continue in the month of December based up availability of board members schedules.

Community Meetings:

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