

# CITY OF WESTLAKE



## AGENDA

### City Council Regular Meeting

Monday, March 14, 2022 at 6:30 PM

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

In efforts to balance the need for the City of Westlake to function and conduct business during the COVID-19 pandemic, we will adhere to the recommended social/physical distancing (staying at least six feet away from each other) guidelines, per the Centers for Disease Control and Prevention (CDC) and Palm Beach County's directives. There will be limited seating available in the Council Chambers. Therefore, preregistration will be required for in-person participation.

The instructions for preregistration attendance/participation and viewing of the meeting are outlined below:

#### **PREREGISTRATION FOR IN-PERSON ATTENDANCE:**

- All interested persons, Quasi-Judicial meeting applicants, their representatives, and witnesses must preregister to attend/participate in a meeting by sending an email to City Clerk, Zoie Burgess at [zburgess@westlakegov.com](mailto:zburgess@westlakegov.com) or by phone at 561-530-5880 no later than one (1) business day prior to the meeting date (e.g. by 4:00 P.M. on a Friday, if the meeting is scheduled for that Monday, etc.)
- In-person attendance/participation will be based upon the order in which the preregistration requests are received by the City Clerk. For Public Hearing Quasi-Judicial meetings, precedence into the Council Chambers will be given to applicants, their representatives, and/or witnesses over all other preregistered parties.

#### **COMMUNICATIONS MEDIA TECHNOLOGY – WEBEX:**

Members of the public may also 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: 2632 888 9851

Password: hello

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

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

Meeting ID: 2632 888 9851

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

Procedures for Public Comment are also provided via the City website:

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

### **CITY COUNCIL:**

Roger Manning, Mayor

JohnPaul O’Connor, Vice Mayor

Patric Paul, Council Member – Seat 1

Kara Crump, Council Member – Seat 2

Katrina Long Robinson, Council Member – Seat 4

### **CITY STAFF:**

Ken Cassel, City Manager

Zoie P. Burgess, City Clerk

Donald J. Doody, Esq., Interim City Attorney

Nilsa Zacarias, Planning and Zoning Director

Suzanne Dombrowski, City Engineer

[TENTATIVE: SUBJECT TO REVISION]



**CALL TO ORDER**

**ROLL CALL**

**PLEDGE OF ALLEGIANCE**

**ADDITIONS, DELETIONS OR MODIFICATIONS, AND APPROVAL OF AGENDA**

**PUBLIC COMMENTS AND REQUESTS**

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

**CONSENT AGENDA**

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

- A. Financial Report - January 2022

**OATH OF OFFICE**

- A. Group #4 - Greg Langowski
- B. Group #2 - Julian Martinez
- C. Mayor - JohnPaul O'Connor

**PRESENTATIONS/PROCLAMATIONS**

- A. Recognition & Proclamation - Group #4 - Katrina Long-Robinson  
**Presented By:** Mayor JohnPaul O'Connor
- B. Recognition & Proclamation - Group #2 - Kara Crump  
**Presented By:** Mayor JohnPaul O'Connor
- C. Recognition & Proclamation - Mayor - Roger Manning  
**Presented By:** Mayor JohnPaul O'Connor
- D. Former Council Comments
  - Katrina Long-Robinson
  - Kara Crump
  - Roger Manning
- E. Proclamation - Florida Bicycle Month - March 2022  
**Sponsored By:** Councilman Greg Langowski

**PUBLIC HEARING**

- A.** A Resolution for the Plat of Woodlands of Westlake

**Submitted By:** Engineering

**RESOLUTION 2022-03**

**A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, APPROVING THE PLAT FOR THE WOODLANDS OF WESTLAKE, BEING A PORTION OF SECTIONS 5 AND 6, ALL IN TOWNSHIP 43 SOUTH, RANGE 41 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, PROVIDING FOR RECORDATION, PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

- B.** ORDINANCE 2022-02: Vacancy in Candidacy (Second Reading)

**Submitted By:** Interim City Attorney's Office

**AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, AMENDING CHAPTER \_\_\_\_ OF THE CITY'S CODE OF ORDINANCES ENTITLED "\_\_\_\_"; CREATING SECTION \_\_\_\_\_, TO BE ENTITLED "VACANCY IN CANDIDACY;" ESTABLISHING PROCEDURES, PURSUANT TO SECTION 166.031, F.S., TO FILL A VACANCY IN CANDIDACY CAUSED BY THE DEATH, WITHDRAWAL OR REMOVAL FROM THE BALLOT OF A QUALIFIED CANDIDATE FOLLOWING THE END OF THE QUALIFYING PERIOD WHICH LEAVES FEWER THAN TWO CANDIDATES REMAINING TO FILL A POSITION ON THE CITY COUNCIL; PROVIDING FOR CODIFICATION, PROVIDING FOR A CONFLICTS CLAUSE, PROVIDING FOR SEVERABILITY, AND PROVIDING AN EFFECTIVE DATE.**

**PUBLIC HEARING – QUASI JUDICIAL**

- A.** **MSP-2022-01:** Application of 5060 Loxahatchee Retail, LLC c/o Starwood Property Trust, Inc for a Master Signage Plan Modification to include a Pharmacy sign on the Winn-Dixie building elevation facing Seminole Pratt Whitney Road. The subject application is located at 5060 Seminole Pratt Whitney Road, Westlake, Florida, 33470.

**Submitted By:** Planning and Zoning

- B.** **SPR-2021-14:** Application of Minto PBLH, LLC for a **Site Plan Review** of a 227,000 square feet light-industrial warehouse development within Pod H, Parcel G at Westlake Landings. The application includes a one-story North Building with 146,149 square feet; a one-story South Building with 80,851 square feet; and an outdoor screened storage area of maximum 22,700 square feet. The North Building is located at 4851 Seminole Pratt Whitney Road, and the South Building is located at 4821 Seminole Pratt Whitney Road, Westlake, Florida, 33470.

**Submitted By:** Planning and Zoning

- C. MSP-2021-08:** Application of Minto PBLH, LLC for a Master Signage Plan for two (2) light-industrial warehouse buildings within Pod H, Parcel G at Westlake Landings. Pursuant to *Chapter 6. Sign. Section 6.9 Master Sign Plan*, the subject application includes waivers: Six (6) for Primary Ground Signs, two (2) for Individual Tenant Ground Signs, seven (7) for Principal Tenant Wall Signs, six (6) for Secondary Tenant Wall Signs, five (5) for Secondary Tenant Rear Wall Signs, four (4) for Building ID Signs and two (2) for Tenant Directional Signs .The North Building is located at 4851 Seminole Pratt Whitney Road, and the South Building is located at 4821 Seminole Pratt Whitney Road, Westlake, Florida, 33470.

**Submitted By:** Planning and Zoning

### **NEW BUSINESS**

- A.** Art in Public Places Advisory Board - Board Appointments

**Submitted By:** City Clerk's Office

### **CITY COUNCIL COMMENTS**

A. Councilman Greg Langowski

B. Councilman Martinez

C. Councilwoman Valle Ron

D. Vacant Seat

E. Mayor JohnPaul O'Connor

### **REPORT - STAFF**

- A.** Palm Beach County Sheriff's Office - Monthly Report: February

**Submitted By:** Captain Craig Turner

For Informational Purposes Only

### **REPORT - CITY ATTORNEY**

### **REPORT - CITY MANAGER**

### **PUBLIC COMMENTS**

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### **ADJOURNMENT**

Next Meeting (Subject to Change or be Cancelled): **April 4, 2022 (Workshop Meeting)**

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

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

**AGENDA POSTED:** Friday, March 4, 2022

**File Attachments for Item:**

A. Financial Report - January 2022



## MEMORANDUM

**TO: Members of the City Council, City of Westlake**  
**FROM: Steven Fowler, Accountant**  
**CC: Ken Cassel, City Manager**  
**DATE: February 21, 2022**  
**SUBJECT: January Financial Report**

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

### **General Fund**

- Total Revenues through January were approximately 60% of the annual budget, including collections of the FY2022 Ad Valorem Tax of approximately 95%. The annual budget includes revenue from a funding agreement with the Developer. The Developer is invoiced quarterly for any year-to-date excess of actual expenditures over actual revenue.
- Total Expenditures through January were approximately 25% of the annual budget.

### **Special Revenue Fund – Housing Assistance Program**

- Total Revenues through January were approximately 113% 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 through January were approximately 36% of the annual budget.
- Total Expenditures through January were approximately 33% of the annual budget.

# City of Westlake

## Financial Report

*January 31, 2022*



## Table of Contents

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



**City of Westlake**

**Financial Statements**

**January 31, 2022**

**Balance Sheet**  
January 31, 2022

<b>ACCOUNT DESCRIPTION</b>	<b>GENERAL FUND</b>	<b>SPECIAL REVENUE FUND - HOUSING ASSISTANCE PROGRAM</b>	<b>SPECIAL REVENUE FUND - COMPREHENSIVE PLANNING SVCS</b>	<b>TOTAL</b>
<b><u>ASSETS</u></b>				
<b>Current Assets</b>				
Cash - Checking Account	\$ 3,662,467	\$ -	\$ -	\$ 3,662,467
Assessments Receivable	46,364	-	-	46,364
Due From Other Funds	-	-	1,981,374	1,981,374
Investments:				
Money Market Account	812,191	2,344,130	-	3,156,321
Deposits	641	-	-	641
<b>Total Current Assets</b>	<b>4,521,663</b>	<b>2,344,130</b>	<b>1,981,374</b>	<b>8,847,167</b>
<b>Noncurrent Assets</b>				
Mortgages Receivable	-	545,722	-	545,722
<b>Total Noncurrent Assets</b>	<b>-</b>	<b>545,722</b>	<b>-</b>	<b>545,722</b>
<b>TOTAL ASSETS</b>	<b>\$ 4,521,663</b>	<b>\$ 2,889,852</b>	<b>\$ 1,981,374</b>	<b>\$ 9,392,889</b>
<b><u>LIABILITIES</u></b>				
Accounts Payable	\$ 56,866	\$ -	\$ 143,627	\$ 200,493
Accrued Expenses	10,863	-	54,500	65,363
DBPR surcharge	2,539	-	-	2,539
DCA surcharge	3,736	-	-	3,736
Impact Fees	431,980	-	-	431,980
Unearned Revenue	136,799	-	-	136,799
Due To Other Districts	4,533	-	-	4,533
Deferred Revenue-Developer Submittals (Minto)	-	-	62,690	62,690
Due To Other Funds	1,981,374	-	-	1,981,374
<b>TOTAL LIABILITIES</b>	<b>2,628,690</b>	<b>-</b>	<b>260,817</b>	<b>2,889,507</b>

**Balance Sheet**  
January 31, 2022

ACCOUNT DESCRIPTION	GENERAL FUND	SPECIAL REVENUE FUND - HOUSING ASSISTANCE PROGRAM	SPECIAL REVENUE FUND - COMPREHENSIVE PLANNING SVCS	TOTAL
<b>FUND BALANCES</b>				
<b>Nonspendable:</b>				
Deposits	641	-	-	641
<b>Restricted for:</b>				
Special Revenue	-	2,889,852	1,720,557	4,610,409
<b>Unassigned:</b>				
	1,892,332	-	-	1,892,332
<b>TOTAL FUND BALANCES</b>	<b>\$ 1,892,973</b>	<b>\$ 2,889,852</b>	<b>\$ 1,720,557</b>	<b>\$ 6,503,382</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCE</b>	<b>\$ 4,521,663</b>	<b>\$ 2,889,852</b>	<b>\$ 1,981,374</b>	<b>\$ 9,392,889</b>

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending January 31, 2022

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ -	\$ 436	\$ 436
Ad Valorem Taxes	1,838,592	1,788,753	1,744,972	(43,781)
Ad Valorem Taxes - Discounts	(73,544)	(73,544)	(69,602)	3,942
Discretionary Sales Surtaxes	69,700	23,233	-	(23,233)
FPL Franchise	110,300	36,767	64,702	27,935
Solid Waste	-	-	3,890	3,890
Electricity	113,600	37,867	47,930	10,063
Water	41,500	13,833	1	(13,832)
Gas	34,600	11,533	7,025	(4,508)
Communication Services Taxes	36,200	12,067	12,475	408
Occupational Licenses	6,100	2,033	775	(1,258)
Building Permits - Admin Fee	62,100	20,700	45,065	24,365
Licenses, Fees & Permits	-	-	600	600
State Revenue Sharing Proceeds	17,200	5,733	4,212	(1,521)
Administrative Fees	245,400	80,050	66,540	(13,510)
Other Public Safety Chrgs/Fees	2,400	800	1,538	738
Garbage/Solid Waste Revenue	29,100	9,700	59,773	50,073
Penalties	-	-	9,000	9,000
Other Operating Revenues	5,400	1,800	5,299	3,499
Judgements and Fines	-	-	114	114
Special Assmnts- Tax Collector	232,600	225,828	204,452	(21,376)
Special Assmnts- Discounts	(9,300)	(9,300)	(1,207)	8,093
Developer Contribution	930,152	141,305	-	(141,305)
Lien Search Fee	1,300	433	3,040	2,607
<b>TOTAL REVENUES</b>	<b>3,693,400</b>	<b>2,329,591</b>	<b>2,211,030</b>	<b>(118,561)</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Legislative</u></b>				
Mayor/Council Stipend	110,400	36,800	46,300	(9,500)
FICA Taxes	8,400	2,800	3,542	(742)
ProfServ-Legislative Expense	24,000	8,000	-	8,000
Public Officials Insurance	4,400	4,400	3,125	1,275
Misc-Election Fee	-	-	600	(600)
Misc-Event Expense	63,800	31,900	654	31,246
Council Expenses	15,000	5,000	4,596	404
Dues, Licenses, Subscriptions	1,400	1,050	896	154
<b>Total Legislative</b>	<b>227,400</b>	<b>89,950</b>	<b>59,713</b>	<b>30,237</b>
<b><u>City Manager</u></b>				
Contracts-City Manager	251,900	83,967	83,967	-
Office Supplies	14,900	4,967	1,410	3,557
Dues, Licenses, Subscriptions	3,900	1,858	1,519	339
Cap Outlay - Equipment	-	-	1,855	(1,855)
<b>Total City Manager</b>	<b>270,700</b>	<b>90,792</b>	<b>88,751</b>	<b>2,041</b>

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending January 31, 2022

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>
<b><u>City Clerk</u></b>				
ProfServ-Web Site Maintenance	10,600	3,633	3,633	-
Contracts-City Clerk	206,000	68,667	68,667	-
Postage and Freight	1,000	333	359	(26)
Printing	19,400	6,467	1,432	5,035
Legal Advertising	31,200	10,400	6,442	3,958
Dues, Licenses, Subscriptions	10,000	1,978	1,430	548
<b>Total City Clerk</b>	<b>278,200</b>	<b>91,478</b>	<b>81,963</b>	<b>9,515</b>
<b><u>Finance</u></b>				
Auditing Services	5,300	-	-	-
Contracts-Finance	95,500	31,833	31,833	-
<b>Total Finance</b>	<b>100,800</b>	<b>31,833</b>	<b>31,833</b>	<b>-</b>
<b><u>Legal Counsel</u></b>				
ProfServ-Legal Services	275,000	91,667	46,238	45,429
<b>Total Legal Counsel</b>	<b>275,000</b>	<b>91,667</b>	<b>46,238</b>	<b>45,429</b>
<b><u>Other Administrative Services</u></b>				
ProfServ-Info Technology	195,100	65,033	52,519	12,514
ProfServ-Compliance Service	25,000	8,333	-	8,333
Contracts-Admin. Service	257,000	85,667	85,667	-
Misc-Public Relations	75,000	25,000	16,600	8,400
Misc-Assessment Collection Cost	2,300	2,233	2,686	(453)
General Government	90,000	30,000	17,436	12,564
Emergency Comm. Program	25,000	8,333	-	8,333
<b>Total Other Administrative Services</b>	<b>669,400</b>	<b>224,599</b>	<b>174,908</b>	<b>49,691</b>
<b><u>Facility Services</u></b>				
Telephone, Cable & Internet Service	13,200	4,400	5,151	(751)
Lease - Copier	16,000	5,333	5,863	(530)
Lease - Building	86,700	28,900	500	28,400
Insurance (Liab,Auto,Property)	4,500	4,500	5,745	(1,245)
Miscellaneous Services	1,200	400	680	(280)
Cleaning Services	36,500	12,167	12,732	(565)
Principal-Capital Lease	8,500	2,732	2,732	-
Interest-Capital Lease	1,700	673	673	-
<b>Total Facility Services</b>	<b>168,300</b>	<b>59,105</b>	<b>34,076</b>	<b>25,029</b>
<b><u>Community Services</u></b>				
Contracts-Solid Waste	248,600	82,867	130,711	(47,844)
Contracts-Sheriff	656,500	218,833	216,667	2,166
Electricity	98,600	32,867	33,350	(483)
R&M-Community Maintenance	27,500	9,167	9,167	-
Operating Supplies	6,100	1,525	-	1,525
<b>Total Community Services</b>	<b>1,037,300</b>	<b>345,259</b>	<b>389,895</b>	<b>(44,636)</b>

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending January 31, 2022

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>
<b><u>Capital Expenditures &amp; Projects</u></b>				
Capital Improvements	50,000	40,000	-	40,000
<b>Total Capital Expenditures &amp; Projects</b>	<b>50,000</b>	<b>40,000</b>	<b>-</b>	<b>40,000</b>
<b><u>Other Fees and Charges</u></b>				
Misc-Contingency	151,400	50,467	2,577	47,890
<b>Total Other Fees and Charges</b>	<b>151,400</b>	<b>50,467</b>	<b>2,577</b>	<b>47,890</b>
<b><u>Reserves</u></b>				
1st Quarter Operating Reserves	264,900	88,300	-	88,300
Reserve - Buildings	200,000	66,667	-	66,667
<b>Total Reserves</b>	<b>464,900</b>	<b>154,967</b>	<b>-</b>	<b>154,967</b>
<b>TOTAL EXPENDITURES &amp; RESERVES</b>	<b>3,693,400</b>	<b>1,270,117</b>	<b>909,954</b>	<b>360,163</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	1,059,474	1,301,076	241,602
Net change in fund balance	\$ -	\$ 1,059,474	\$ 1,301,076	\$ 241,602
<b>FUND BALANCE, BEGINNING (OCT 1, 2021)</b>	<b>591,897</b>	<b>591,897</b>	<b>591,897</b>	
<b>FUND BALANCE, ENDING</b>	<b>\$ 591,897</b>	<b>\$ 1,651,371</b>	<b>\$ 1,892,973</b>	

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending January 31, 2022

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>
<b><u>REVENUES</u></b>				
Interest - Investments	\$ 3,800	\$ 1,267	\$ 1,138	\$ (129)
Donations	300,000	100,000	342,500	242,500
<b>TOTAL REVENUES</b>	<b>303,800</b>	<b>101,267</b>	<b>343,638</b>	<b>242,371</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Public Assistance</u></b>				
Misc-Admin Fee (%)	21,000	7,000	3,098	3,902
Assistance Program	282,800	94,267	-	94,267
<b>Total Public Assistance</b>	<b>303,800</b>	<b>101,267</b>	<b>3,098</b>	<b>98,169</b>
<b>TOTAL EXPENDITURES</b>	<b>303,800</b>	<b>101,267</b>	<b>3,098</b>	<b>98,169</b>
Excess (deficiency) of revenues Over (under) expenditures	-	-	340,540	340,540
Net change in fund balance	\$ -	\$ -	\$ 340,540	\$ 340,540
<b>FUND BALANCE, BEGINNING (OCT 1, 2021)</b>	<b>2,549,312</b>	<b>2,549,312</b>	<b>2,549,312</b>	
<b>FUND BALANCE, ENDING</b>	<b>\$ 2,549,312</b>	<b>\$ 2,549,312</b>	<b>\$ 2,889,852</b>	

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending January 31, 2022

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b>REVENUES</b>				
Interest - Investments	\$ -	\$ -	\$ -	\$ -
Building Permits	1,561,100	520,367	781,509	261,142
Reinspection Fees	24,600	8,200	2,550	(5,650)
Building Permits - Surcharge	3,500	1,167	1,807	640
Other Building Permit Fees	30,000	10,000	18,950	8,950
Building Permits - Admin Fee	87,900	29,300	18,724	(10,576)
Engineering Permits	374,600	124,867	22,744	(102,123)
Planning & Zoning Permits	301,700	100,567	13,305	(87,262)
Developer Contribution	25,000	6,250	-	(6,250)
<b>TOTAL REVENUES</b>	<b>2,408,400</b>	<b>800,718</b>	<b>859,589</b>	<b>58,871</b>
<b>EXPENDITURES</b>				
<b>Comprehensive Planning</b>				
ProfServ-Engineering	352,600	117,533	95,430	22,103
ProfServ-Info Technology	170,900	56,967	79,169	(22,202)
ProfServ-Legal Services	-	-	25,703	(25,703)
ProfServ-Planning/Zoning Board	301,700	100,567	95,533	5,034
ProfServ-Consultants	22,000	7,333	-	7,333
ProfServ-Building Permits	1,258,200	419,400	452,088	(32,688)
Outside Legal Services	-	-	875	(875)
Telephone, Cable & Internet Service	1,100	367	1,622	(1,255)
Lease - Copier	5,100	1,700	1,689	11
Lease - Building	43,400	14,467	-	14,467
Printing	1,800	600	173	427
Miscellaneous Services	-	-	633	(633)
Misc-Admin Fee (%)	224,400	74,800	37,739	37,061
Office Supplies	2,200	733	-	733
Capital Improvements	25,000	20,000	-	20,000
<b>Total Comprehensive Planning</b>	<b>2,408,400</b>	<b>814,467</b>	<b>790,654</b>	<b>23,813</b>
<b>TOTAL EXPENDITURES</b>	<b>2,408,400</b>	<b>814,467</b>	<b>790,654</b>	<b>23,813</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	(13,749)	68,935	82,684
Net change in fund balance	\$ -	\$ (13,749)	\$ 68,935	\$ 82,684
<b>FUND BALANCE, BEGINNING (OCT 1, 2021)</b>	<b>1,651,622</b>	<b>1,651,623</b>	<b>1,651,622</b>	
<b>FUND BALANCE, ENDING</b>	<b>\$ 1,651,622</b>	<b>\$ 1,637,874</b>	<b>\$ 1,720,557</b>	



# **City of Westlake**

## **Supporting Schedules**

**January 31, 2022**

Cash and Investment Report

January 31, 2022

**GENERAL FUND**

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Yield</u>	<u>Balance</u>
Checking Account - Operating	BankUnited	Checking Account	n/a	\$3,662,467
Money Market	BankUnited	MMA	0.15%	\$812,191
		<b>Subtotal</b>		<b>\$4,474,658</b>

**SPECIAL REVENUE FUND**

Money Market	BankUnited	MMA	0.15%	\$2,344,130
		<b>Subtotal</b>		<b>\$2,344,130</b>
		<b>Total</b>		<b>\$6,818,788</b>

**File Attachments for Item:**

E. Proclamation - Florida Bicycle Month - March 2022

**Sponsored By:** Councilman Langowski

# *Proclamation*

## **DECLARING MARCH 2022 AS FLORIDA BICYCLE MONTH**

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

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

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

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

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

**WHEREAS**, through these efforts, Palm Beach County now has over 255 miles of designated bicycle facilities, with more than 600 miles of additional bicycle facilities planned and will continue to promote a connected network of improved bicycle level of service.

**NOW, THEREFORE, BE IT PROCLAIMED BY THE CITY OF WESTLAKE**, assembled in regular session this 14<sup>TH</sup> day of March 2022, that the month of March 2022, in CITY OF WESTLAKE, is hereby proclaimed

### *Florida Bicycle Month*

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

IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of the City of Westlake, Florida to be affixed this 14<sup>th</sup> day of March 2022.

\_\_\_\_\_  
JohnPaul O'Connor, Mayor

ATTEST:

\_\_\_\_\_  
Zoie P. Burgess, CMC  
City Clerk

**File Attachments for Item:**

A. A Resolution for the Plat of Woodlands of Westlake

**Submitted By:** Engineering

**RESOLUTION 2022-03**

**A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, APPROVING THE PLAT FOR THE WOODLANDS OF WESTLAKE, BEING A PORTION OF SECTIONS 5 AND 6, ALL IN TOWNSHIP 43 SOUTH, RANGE 41 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, PROVIDING FOR RECORDATION, PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**



# Meeting Agenda Item Coversheet

<b>MEETING DATE:</b>		March 14, 2022	<b>Submitted By:</b> Engineering	
<b>SUBJECT:</b> <i>This will be the name of the Item as it will appear on the Agenda</i>		A Resolution for the Plat of Woodlands of Westlake		
<b>STAFF RECOMMENDATION:</b>  (MOTION READY)		Motion to Approve		
<b>SUMMARY and/or JUSTIFICATION:</b>		The City of Westlake has the exclusive jurisdiction to approve the plat pursuant to Florida Statutes, §177.071. The application has been reviewed and approved by a Professional Surveyor and Mapper for the City of Westlake, and said Surveyor and Mapper has found the application to be consistent with the requirement under Florida Statutes, Chapter 177. The plat includes 90.731 acres of land. The plat has been reviewed and approved by the City Engineer, SID, and the City Attorney.		
<b>SELECT, if applicable</b>	<b>AGREEMENT:</b>		<b>BUDGET:</b>	
	<b>STAFF REPORT:</b>	X	<b>PROCLAMATION:</b>	
	<b>EXHIBIT(S):</b>	X	<b>OTHER:</b>	
<b>IDENTIFY EACH ATTACHMENT.</b>  <i>For example, an agreement may have 2 exhibits, identify the agreement and Exhibit A and Exhibit B</i>	Agenda Item Cover Sheet Staff Report Resolution Legal Description Plat Boundary Survey Approval Letter(s)			
<b>SELECT, if applicable</b>	<b>RESOLUTION:</b>	X	<b>ORDINANCE:</b>	
<b>IDENTIFY FULL RESOLUTION OR ORDINANCE TITLE</b>  <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>	<b>A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, APPROVING THE PLAT OF WOODLANDS OF WESTLAKE, BEING A PORTION OF SECTIONS 5 AND 6, ALL IN TOWNSHIP 43 SOUTH, RANGE 41 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, PROVIDING FOR RECORDATION, PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.</b>			
<b>FISCAL IMPACT (if any):</b>				\$

**RESOLUTION 2022-03**

**A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, APPROVING THE PLAT FOR THE WOODLANDS OF WESTLAKE, BEING A PORTION OF SECTIONS 5 AND 6, ALL IN TOWNSHIP 43 SOUTH, RANGE 41 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, PROVIDING FOR RECORDATION, PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

---

**WHEREAS**, Minto PBLH, LLC, a Florida Limited Liability Company, as the Owner has requested approval for the Woodlands of Westlake, being a portion of Sections 5 and 6, all in Township 43 South, Range 41 East, City of Westlake, Palm Beach County, Florida, containing approximately 90.731 acres as described in Exhibit "A", attached hereto; and

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

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

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

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

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

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

Section 2: **CITY COUNCIL APPROVALS.** The City Council for the City of Westlake hereby approves the final plat, "Exhibit B" and boundary survey, "Exhibit C" for the Woodlands of Westlake, as described in the attached Exhibit "A", containing approximately 90.731 acres, which is located in the City of Westlake, and in Palm Beach County, Florida.

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

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

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

**PASSED AND APPROVED** by City Council for the City of Westlake, on this \_\_\_\_ day of \_\_\_\_\_, 2022.

**PUBLISHED** on this \_\_\_\_ day of \_\_\_\_\_ in the Palm Beach Post.

\_\_\_\_\_  
City of Westlake  
Roger Manning, Mayor

\_\_\_\_\_  
Zoie Burgess, City Clerk

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





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

## STAFF MEMORANDUM

**DATE:** 2/22/2022  
**PETITION NO.:** ENG-2021-18  
**DESCRIPTION:** Review of Plat for Woodlands of Westlake (Pod R-2)  
**APPLICANT:** Cotleur and Hearing  
**OWNER:** Minto PBLH, LLC  
**REQUEST:** Owner (Minto PBLH, LLC) is requesting approval of the Plat for Woodlands of Westlake (Pod R-2)

### Final Recommendation

The Office of the City Engineer has reviewed the documents associated with the application referenced above and recommends approval by the Council. Approval by the Seminole Improvement District's Engineering Department and Board of Supervisors is scheduled for March 7, 2022.

### Discussion

The Woodlands of Westlake (Pod R-2) will contain 149 dwelling units and 90.731 acres of land. Pod R-2 is situated in the Northeast corner of Westlake, adjacent to The Meadows of Westlake (Pod R), north of Town Center Parkway and north of The Orchards of Westlake (Pod S), as shown in the graphics below.

### Location Maps





POD R-2, THE WOODLANDS - SITE PLAN

The primary access point to the Woodlands community will be on Town Center Parkway, at the intersection of Woodlands Drive. All the residences within the Woodlands of Westlake are within a twenty-to-twenty-five-minute walk to the Westlake Adventure Park. Within Pod R-2, there will be 75-foot-by-150-foot-wide lots containing single-family detached homes.

The 149 single-family detached homes have a net density of 5.00 dwelling units per acre. The homes will front on a series of lakes and greenspaces. All drainage and water management systems will be owned and operated by SID. It is proposed that Pod R-2 runoff be directed to on-site inlets and storm sewer and the connected to the Master Drainage System for water quality treatment and attenuation.

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

## Review Criteria

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

## Conclusion

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

Exhibit 'A'  
WOODLANDS OF WESTLAKE  
LEGAL DESCRIPTION

**DESCRIPTION:**

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

COMMENCE AT THE NORTHWEST CORNER OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST; THENCE S.89°48'53"E. ALONG THE NORTH RIGHT-OF-WAY LINE OF THE M-CANAL, PER DEED BOOK 1156, PAGE 58, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, ALSO BEING THE NORTH BOUNDARY LINE OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, A DISTANCE OF 4756.58 FEET; THENCE S.00°11'07"W., DEPARTING SAID NORTH LINE OF SECTION 6, A DISTANCE OF 480.00 FEET TO THE POINT OF BEGINNING; THENCE S.89°48'53"E., A DISTANCE OF 519.94 FEET; THENCE N.88°40'55"E., A DISTANCE OF 1741.85 FEET; THENCE S.01°19'05"E., A DISTANCE OF 26.06 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, WITH A RADIUS OF 1400.00 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 22°17'32", A DISTANCE OF 544.70 FEET TO A POINT OF TANGENCY; THENCE S.20°58'27"W., A DISTANCE OF 448.14 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, WITH A RADIUS OF 2060.00 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°18'46", A DISTANCE OF 730.32 FEET TO A POINT ON THE FUTURE NORTHERLY BOUNDARY LINE OF THE PLAT OF TOWN CENTER PARKWAY - PHASE III AND RIVER BEND; THENCE N.48°42'48"W., ALONG SAID FUTURE NORTHERLY BOUNDARY LINE, A DISTANCE OF 50.00 FEET TO A POINT ON THE FUTURE NORTHWESTERLY BOUNDARY LINE OF SAID PLAT OF TOWN CENTER PARKWAY - PHASE III AND RIVER BEND, ALSO A POINT OF A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE WEST WITH A RADIUS OF 2010.00 FEET, AND A RADIAL BEARING OF N.48°42'48"W. AT SAID INTERSECTION; THENCE THE FOLLOWING SIX (6) COURSES BEING BY SAID FUTURE NORTHWESTERLY RIGHT-OF-WAY LINE: 1) THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°59'04", A DISTANCE OF 139.77 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE NORTH, WITH A RADIUS OF 50.00 FEET; 2) THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 34°54'59", A DISTANCE OF 30.47 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTH, WITH A RADIUS OF 112.00 FEET; 3) THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 65°55'32", A DISTANCE OF 128.87 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE WEST, WITH A RADIUS OF 40.00 FEET; 4) THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 35°59'24", A DISTANCE OF 25.13 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE NORTH, WITH A RADIUS OF 2010.00 FEET; 5) THENCE WESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 43°48'35", A DISTANCE OF 1536.89 FEET TO A POINT OF TANGENCY; 6) THENCE N.85°56'19"W., A DISTANCE OF 65.82 FEET TO THE NORTHEAST CORNER OF TOWN CENTER PARKWAY - PHASE II, AS RECORDED IN PLAT BOOK 126, PAGES 34 THROUGH 38, INCLUSIVE, OF SAID PUBLIC RECORDS, ALSO A POINT ON THE EASTERLY LINE OF MEADOWS OF WESTLAKE - PHASE I, AS RECORDED IN PLAT BOOK 127, PAGES 140 THROUGH 153, INCLUSIVE, OF SAID PUBLIC RECORDS; THENCE THE FOLLOWING THREE (3) COURSES BEING BY SAID EASTERLY BOUNDARY LINE OF MEADOWS OF WESTLAKE -PHASE I: 1) THENCE N.04°03'38"E., A DISTANCE OF 40.27 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE WEST WITH A RADIUS OF 128.00 FEET, AND A RADIAL BEARING OF N.06°44'44"W. AT SAID INTERSECTION; 2) THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 83°04'10", A DISTANCE OF 185.58 FEET TO A POINT OF TANGENCY; 3) THENCE N.00°11'07"E., A DISTANCE OF 2035.51 FEET TO THE POINT OF BEGINNING.

CONTAINING: 3,952,226 SQUARE FEET OR 90.731 ACRES, MORE OR LESS.

Exhibit 'B'  
WOODLANDS OF WESTLAKE  
PLAT

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# WOODLANDS OF WESTLAKE

BEING A PORTION OF SECTIONS 5 AND 6, ALL IN  
TOWNSHIP 43 SOUTH, RANGE 41 EAST,  
CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA.

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

THIS INSTRUMENT WAS FILED FOR  
RECORD AT \_\_\_\_\_  
THIS \_\_\_\_ DAY OF \_\_\_\_\_  
2022 AND DULY RECORDED IN PLAT  
BOOK NO. \_\_\_\_\_ ON  
PAGE \_\_\_\_\_

JOSEPH ABRUZZO,  
CLERK AND COMPTROLLER

BY: \_\_\_\_\_, D.C.

**LOCATION MAP**  
No Scale

### DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT MINTO PBLH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN AND DESCRIBED HEREON AS WOODLANDS OF WESTLAKE, BEING A PORTION OF SECTIONS 5 AND 6, ALL IN TOWNSHIP 43 SOUTH, RANGE 41 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCE** AT THE NORTHWEST CORNER OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST; THENCE S.89°48'53"E, ALONG THE NORTH RIGHT-OF-WAY LINE OF THE M-CANAL, PER DEED BOOK 1156, PAGE 58, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, ALSO BEING THE NORTH BOUNDARY LINE OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, A DISTANCE OF 4756.58 FEET; THENCE S.00°11'07"W, DEPARTING SAID NORTH LINE OF SECTION 6, A DISTANCE OF 480.00 FEET TO THE **POINT OF BEGINNING**; THENCE S.89°48'53"E., A DISTANCE OF 519.94 FEET; THENCE N.88°40'55"E., A DISTANCE OF 1741.85 FEET; THENCE S.01°19'05"E., A DISTANCE OF 26.06 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, WITH A RADIUS OF 1400.00 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 22°17'32", A DISTANCE OF 544.70 FEET TO A POINT OF TANGENCY; THENCE S.20°58'27"W., A DISTANCE OF 448.14 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, WITH A RADIUS OF 2060.00 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°18'46", A DISTANCE OF 730.32 FEET TO A POINT ON THE FUTURE NORTHERLY BOUNDARY LINE OF THE PLAT OF TOWN CENTER PARKWAY - PHASE III AND RIVER BEND; THENCE N.48°42'48"W., ALONG SAID FUTURE NORTHERLY BOUNDARY LINE, A DISTANCE OF 50.00 FEET TO A POINT ON THE FUTURE NORTHWESTERLY BOUNDARY LINE OF SAID PLAT OF TOWN CENTER PARKWAY - PHASE III AND RIVER BEND, ALSO A POINT OF A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE WEST WITH A RADIUS OF 2010.00 FEET, AND A RADIAL BEARING OF N.48°42'48"W. AT SAID INTERSECTION; THENCE THE FOLLOWING SIX (6) COURSES BEING BY SAID FUTURE NORTHWESTERLY RIGHT-OF-WAY LINE: 1) THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°59'04", A DISTANCE OF 139.77 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE NORTH, WITH A RADIUS OF 50.00 FEET; 2) THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 34°54'59", A DISTANCE OF 30.47 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTH, WITH A RADIUS OF 112.00 FEET; 3) THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 65°55'32", A DISTANCE OF 128.87 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE WEST, WITH A RADIUS OF 40.00 FEET; 4) THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 35°59'24", A DISTANCE OF 25.13 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE NORTH, WITH A RADIUS OF 2010.00 FEET; 5) THENCE WESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 43°48'35", A DISTANCE OF 1536.89 FEET TO A POINT OF TANGENCY; 6) THENCE N.85°56'19"W., A DISTANCE OF 65.82 FEET TO THE NORTHEAST CORNER OF TOWN CENTER PARKWAY - PHASE II, AS RECORDED IN PLAT BOOK 126, PAGES 34 THROUGH 38, INCLUSIVE, OF SAID PUBLIC RECORDS, ALSO A POINT ON THE EASTERLY LINE OF MEADOWS OF WESTLAKE - PHASE I, AS RECORDED IN PLAT BOOK 127, PAGES 140 THROUGH 153, INCLUSIVE, OF SAID PUBLIC RECORDS; THENCE THE FOLLOWING THREE (3) COURSES BEING BY SAID EASTERLY BOUNDARY LINE OF MEADOWS OF WESTLAKE - PHASE I: 1) THENCE N.04°03'38"E., A DISTANCE OF 40.27 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE WEST WITH A RADIUS OF 128.00 FEET, AND A RADIAL BEARING OF N.06°44'44"W. AT SAID INTERSECTION; 2) THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 83°04'10", A DISTANCE OF 185.58 FEET TO A POINT OF TANGENCY; 3) THENCE N.00°11'07"E., A DISTANCE OF 2035.51 FEET TO THE **POINT OF BEGINNING**.

**CONTAINING:** 3,952.226 SQUARE FEET OR 90.731 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" SHOWN HEREON AS BEECHNUT DRIVE, WILDWOOD CIRCLE, WOODLANDS DRIVE AND WOODLOT COURT, ARE HEREBY DEDICATED TO THE WOODLANDS OF WESTLAKE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, IN FEE SIMPLE, AS A PRIVATE ROADWAY FOR INGRESS AND EGRESS, ACCESS, UTILITIES AND DRAINAGE PURPOSES, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. AN EASEMENT OVER AND UNDER SAID TRACT "A" AS SHOWN HEREON IS ALSO DEDICATED TO THE SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO, AND FOR THE INSTALLATION AND MAINTENANCE OF, PUBLIC UTILITY FACILITIES, INCLUDING BUT NOT LIMITED TO, 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.

### OPEN SPACE TRACTS

TRACTS O.S.T. #1 THROUGH O.S.T. #7, O.S.T. # 12, AND O.S.T. #13, AS SHOWN HEREON, ARE HEREBY DEDICATED TO WOODLANDS OF WESTLAKE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, IN FEE SIMPLE, FOR OPEN SPACE PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WESTLAKE.

### OPEN SPACE TRACTS

TRACTS O.S.T. #8 THROUGH O.S.T. #11, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS, IN FEE SIMPLE, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID DISTRICT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WESTLAKE.

### LIFT STATION EASEMENT

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

### FORCE MAIN EASEMENT

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

### WATER MANAGEMENT TRACTS

WATER MANAGEMENT TRACTS W.M.T. #1 THROUGH W.M.T. #4, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS, IN FEE SIMPLE, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID DISTRICT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WESTLAKE.

### LAKE MAINTENANCE ACCESS EASEMENTS

THE LAKE MAINTENANCE ACCESS EASEMENTS (L.M.A.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 ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACTS FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID DISTRICT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WESTLAKE.

### UTILITY EASEMENTS

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

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

### DRAINAGE EASEMENTS

THE 20-FOOT-WIDE 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, IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE SEMINOLE IMPROVEMENT DISTRICT WITHOUT RECOURSE TO THE CITY OF WESTLAKE.

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

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

WITNESS: \_\_\_\_\_ MINTO PBLH, LLC  
A FLORIDA LIMITED LIABILITY COMPANY

PRINT NAME: \_\_\_\_\_ BY: \_\_\_\_\_

WITNESS: \_\_\_\_\_ JOHN F. CARTER, MANAGER

PRINT NAME: \_\_\_\_\_

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

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

MY COMMISSION EXPIRES: \_\_\_\_\_ SIGNATURE \_\_\_\_\_

(PRINT NAME) - NOTARY PUBLIC

(SEAL)

### ACCEPTANCE OF DEDICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, HEREBY ACCEPTS THE DEDICATIONS AND RESERVATIONS TO SAID DISTRICT AS STATED AND SHOWN HEREON, AND ITS MAINTENANCE OBLIGATIONS FOR SAME, AND HEREBY JOINS IN AND CONSENTS TO THE UTILITY EASEMENTS DEDICATION, DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022.

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

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

WITNESS: \_\_\_\_\_ WOODLANDS OF WESTLAKE  
HOMEOWNERS ASSOCIATION, INC.  
A FLORIDA CORPORATION NOT-FOR-PROFIT

PRINT NAME: \_\_\_\_\_ BY: \_\_\_\_\_  
JOHN CARTER, PRESIDENT

WITNESS: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

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

MY COMMISSION EXPIRES: \_\_\_\_\_ SIGNATURE \_\_\_\_\_

(PRINT NAME) - NOTARY PUBLIC

(SEAL)

### SURVEYOR & MAPPER'S CERTIFICATE

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

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

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

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

**GeoPoint**  
Surveying, Inc.

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

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

Sheet No. 1 of 12 Sheets

# WOODLANDS OF WESTLAKE

BEING A PORTION OF SECTIONS 5 AND 6, ALL IN  
TOWNSHIP 43 SOUTH, RANGE 41 EAST,  
CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA.

**CITY OF WESTLAKE'S APPROVAL**

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

ATTEST: \_\_\_\_\_  
CITY MANAGER, KEN CASSEL

BY: \_\_\_\_\_  
CITY MAYOR, 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: \_\_\_\_\_

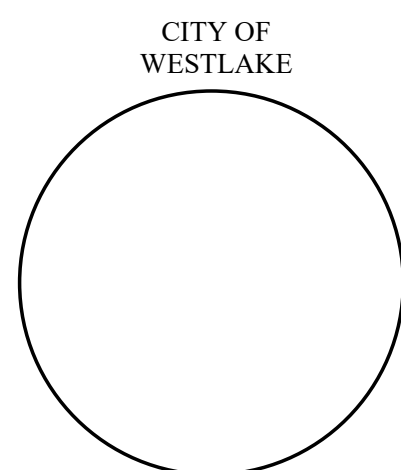
\_\_\_\_\_  
HARRY BINNIE, PRESIDENT, FOUNDERS TITLE

**AREA TABULATION (IN ACRES)**

SINGLE FAMILY LOTS (149 LOTS):	44.205
ROADWAY TRACT (TRACT "A"):	10.309
OPEN SPACE TRACT #1:	0.456
OPEN SPACE TRACT #2:	0.518
OPEN SPACE TRACT #3:	0.286
OPEN SPACE TRACT #4:	0.225
OPEN SPACE TRACT #5:	0.312
OPEN SPACE TRACT #6:	0.213
OPEN SPACE TRACT #7:	0.456
OPEN SPACE TRACT #8:	2.706
OPEN SPACE TRACT #9:	1.986
OPEN SPACE TRACT #10:	0.982
OPEN SPACE TRACT #11:	0.069
OPEN SPACE TRACT #12:	0.058
OPEN SPACE TRACT #13:	0.069
WATER MANAGEMENT TRACT #1:	0.851
WATER MANAGEMENT TRACT #2:	11.188
WATER MANAGEMENT TRACT #3:	5.600
WATER MANAGEMENT TRACT #4:	10.241
TOTAL ACRES, MORE OR LESS:	90.731

**SURVEYORS NOTES**

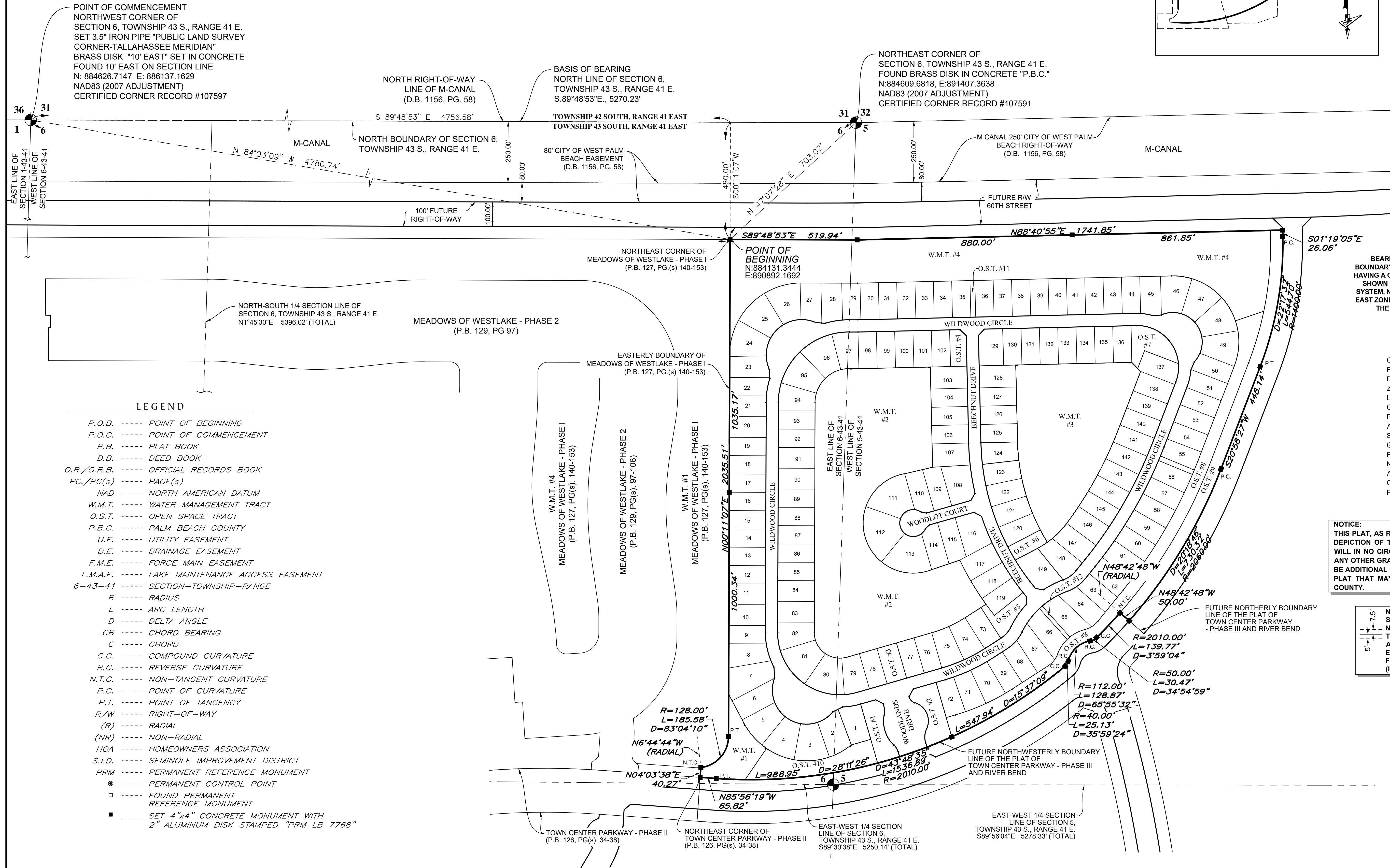
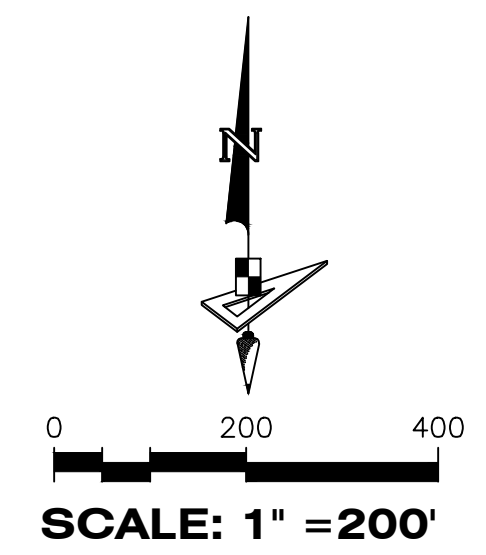
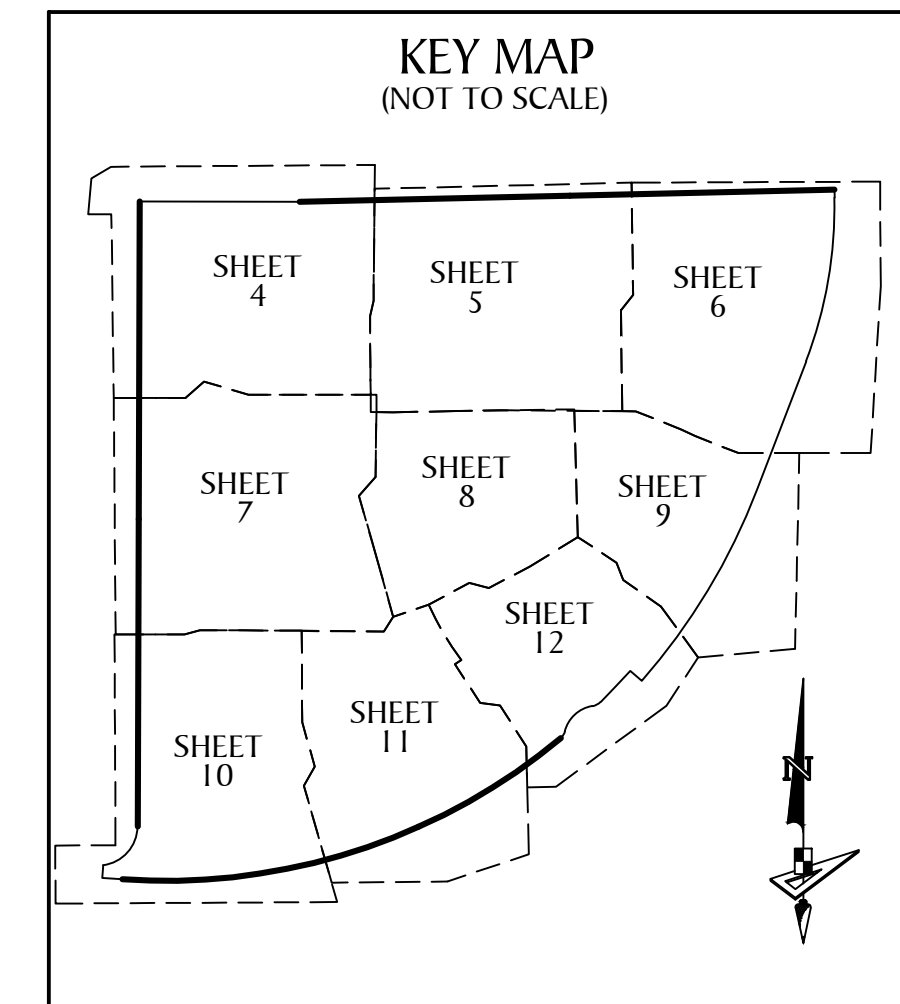
- PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS: "■" = A 1 1/2" BRASS DISK STAMPED "PRM LB7768" SET IN A 4"x4"x24" CONCRETE MONUMENT. PERMANENT CONTROL POINTS ARE SHOWN AS THUS: "●" = A MAGNETIC NAIL AND DISK STAMPED "PCP LB7768". (UNLESS OTHERWISE NOTED)
- BEARINGS SHOWN HEREON ARE BASED ON THE NORTH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



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Riviera Beach, FL 33404 Licensed Business Number LB 7768

# WOODLANDS OF WESTLAKE

BEING A PORTION OF SECTIONS 5 AND 6, ALL IN  
TOWNSHIP 43 SOUTH, RANGE 41 EAST,  
CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA.



- LEGEND**
- P.O.B. ----- POINT OF BEGINNING
  - P.O.C. ----- POINT OF COMMENCEMENT
  - P.B. ----- PLAT BOOK
  - D.B. ----- DEED BOOK
  - O.R./O.R.B. ----- OFFICIAL RECORDS BOOK
  - PG./PG(S) ----- PAGE(S)
  - NAD ----- NORTH AMERICAN DATUM
  - W.M.T. ----- WATER MANAGEMENT TRACT
  - O.S.T. ----- OPEN SPACE TRACT
  - P.B.C. ----- PALM BEACH COUNTY
  - U.E. ----- UTILITY EASEMENT
  - D.E. ----- DRAINAGE EASEMENT
  - F.M.E. ----- FORCE MAIN EASEMENT
  - L.M.A.E. ----- LAKE MAINTENANCE ACCESS EASEMENT
  - 6-43-41 ----- SECTION-TOWNSHIP-RANGE
  - R ----- RADIUS
  - L ----- ARC LENGTH
  - D ----- DELTA ANGLE
  - CB ----- CHORD BEARING
  - C ----- CHORD
  - C.C. ----- COMPOUND CURVATURE
  - R.C. ----- REVERSE CURVATURE
  - N.T.C. ----- NON-TANGENT CURVATURE
  - P.C. ----- POINT OF CURVATURE
  - P.T. ----- POINT OF TANGENCY
  - R/W ----- RIGHT-OF-WAY
  - (R) ----- RADIAL
  - (NR) ----- NON-RADIAL
  - H.O.A. ----- HOMEOWNERS ASSOCIATION
  - S.I.D. ----- SEMINOLE IMPROVEMENT DISTRICT
  - PRM ----- PERMANENT REFERENCE MONUMENT
  - ----- PERMANENT CONTROL POINT
  - ----- FOUND PERMANENT REFERENCE MONUMENT
  - ----- SET 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 7768"

**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).

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

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

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



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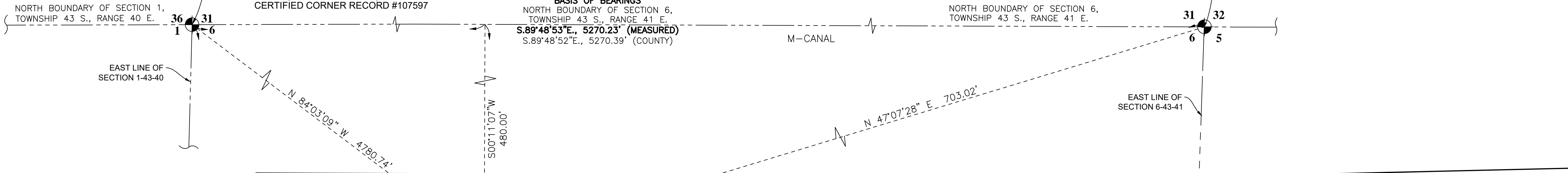
# WOODLANDS OF WESTLAKE

BEING A PORTION OF SECTIONS 5 AND 6, ALL IN  
TOWNSHIP 43 SOUTH, RANGE 41 EAST,  
CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA.

**POINT OF COMMENCEMENT**  
NORTHWEST CORNER OF SECTION 6,  
TOWNSHIP 43 S., RANGE 41 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

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

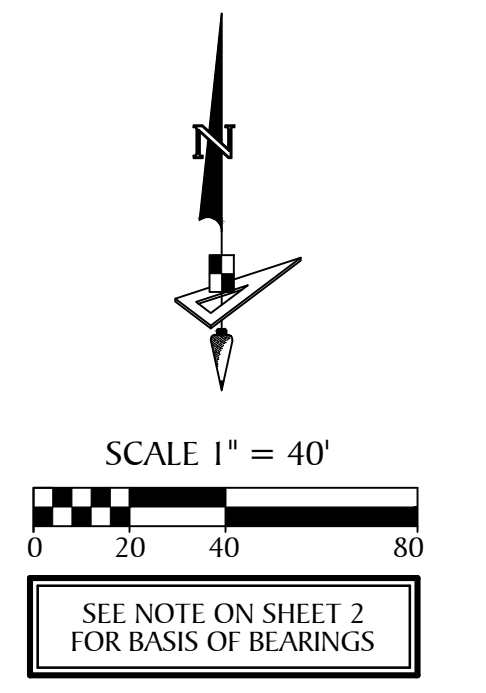
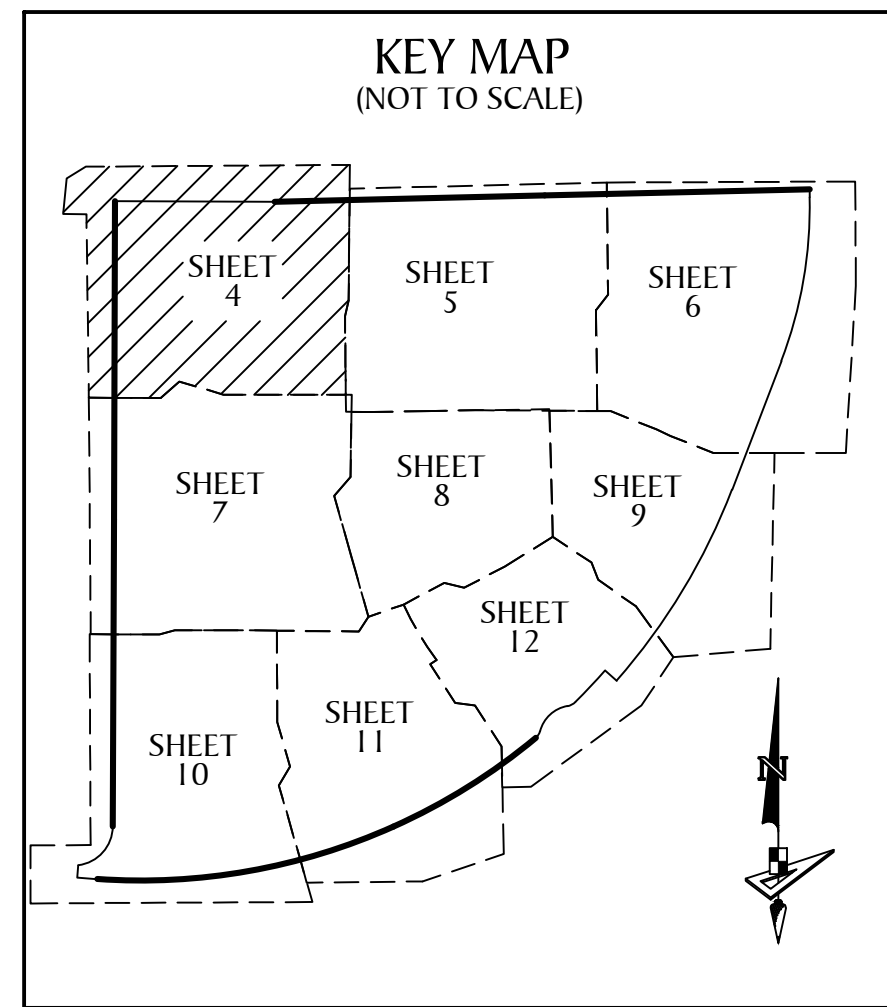
NORTHEAST CORNER OF  
SECTION 6, TOWNSHIP 43 S., RANGE 41 E.  
FOUND BRASS DISK IN CONCRETE "P.B.C."  
N:884609.6818, E:891407.3638  
NAD83 (2007 ADJUSTMENT)  
CERTIFIED CORNER RECORD #107591



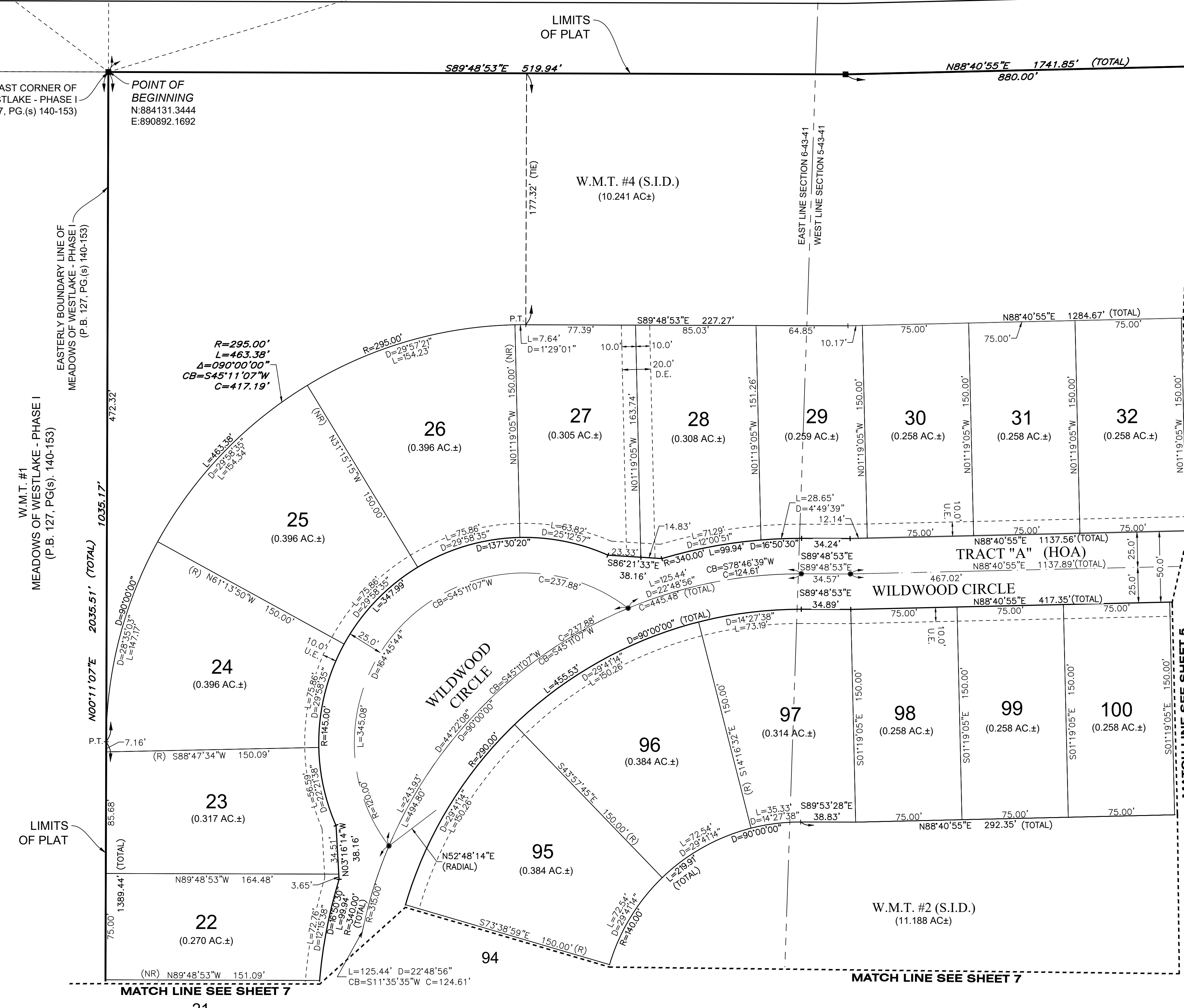
NORTHEAST CORNER OF  
MEADOWS OF WESTLAKE - PHASE I  
(P.B. 127, PG.(s) 140-153)

**POINT OF BEGINNING**  
N:884131.3444  
E:890892.1692

LIMITS  
OF PLAT



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MATCH LINE SEE SHEET 5

MATCH LINE SEE SHEET 5

MATCH LINE SEE SHEET 7

MATCH LINE SEE SHEET 7

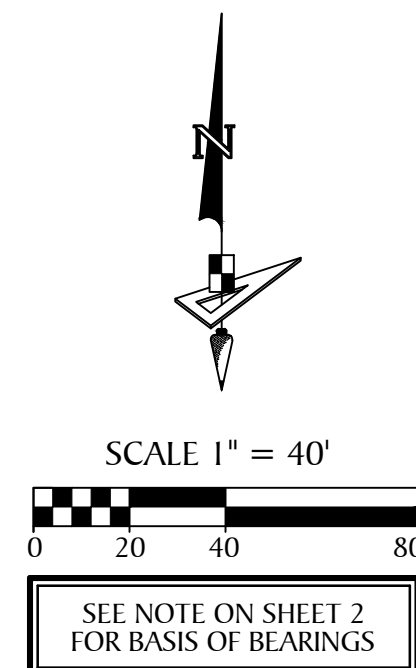
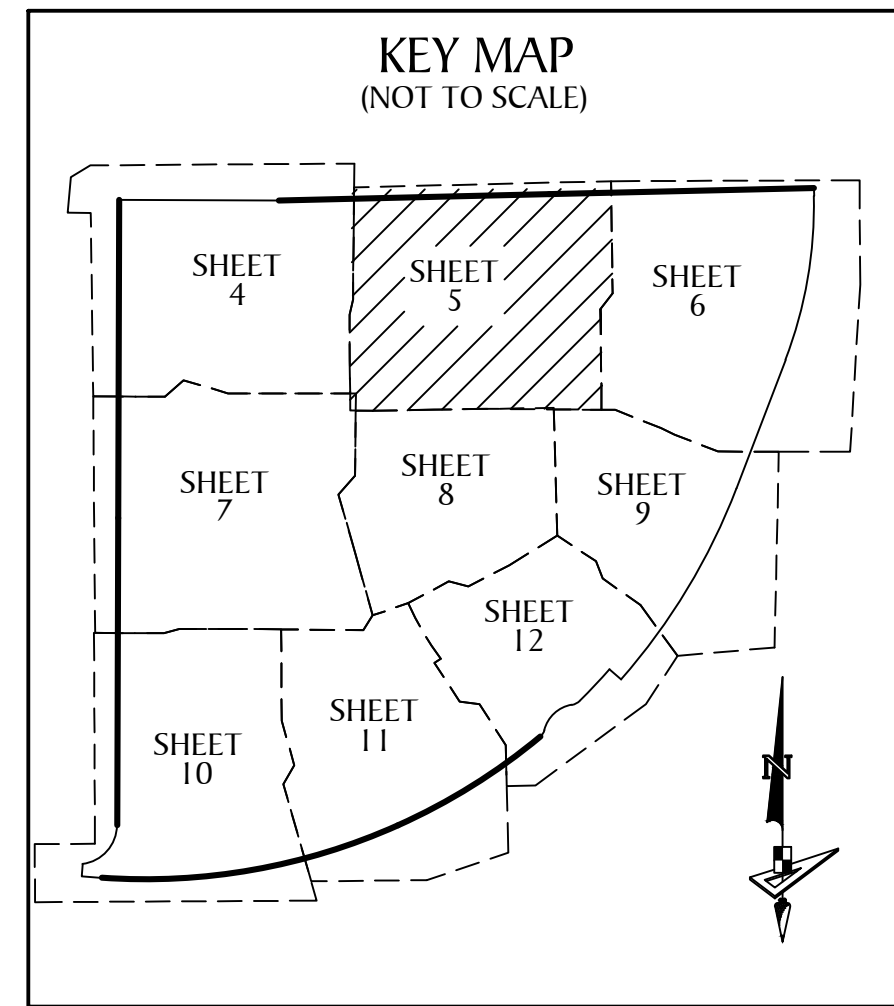
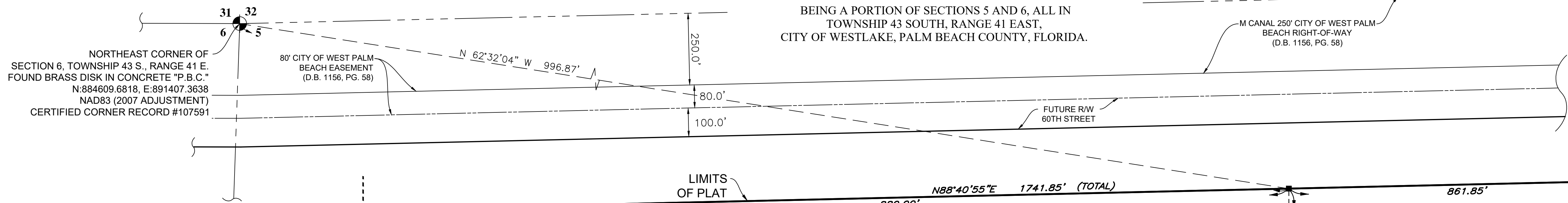


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  - ----- SET 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 7768"



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Surveying, Inc.

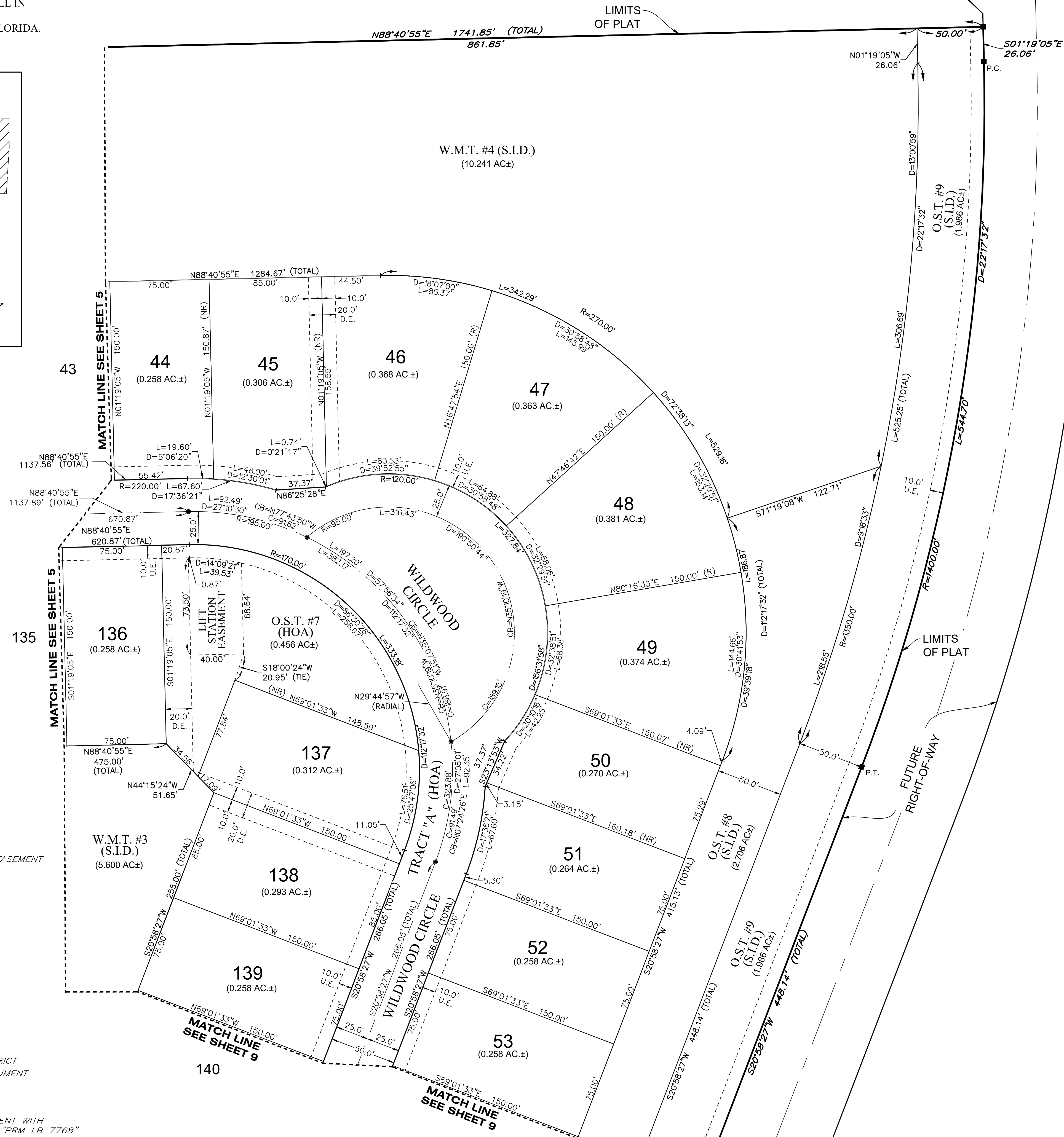
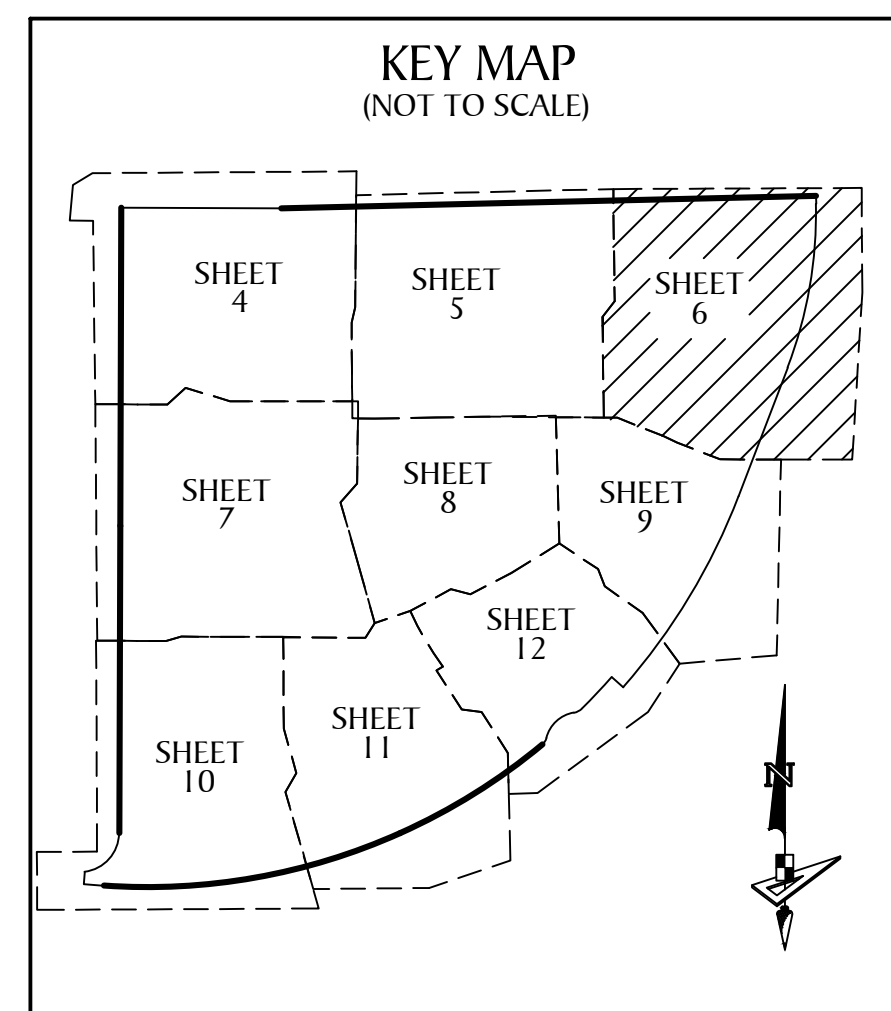
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Sheet No. 5 of 12 Sheets

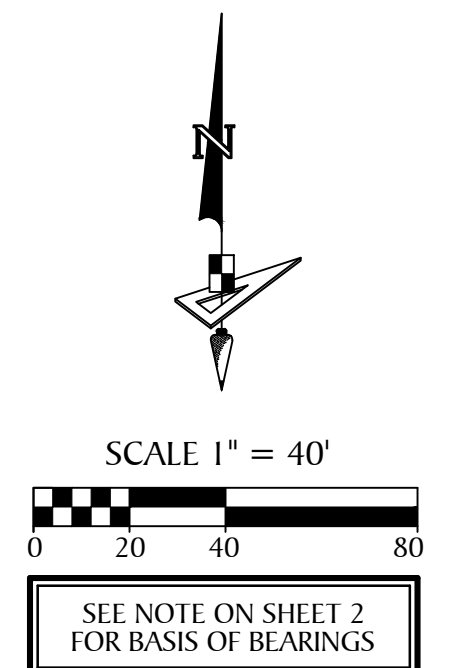
# WOODLANDS OF WESTLAKE

BEING A PORTION OF SECTIONS 5 AND 6, ALL IN  
TOWNSHIP 43 SOUTH, RANGE 41 EAST,  
CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA.



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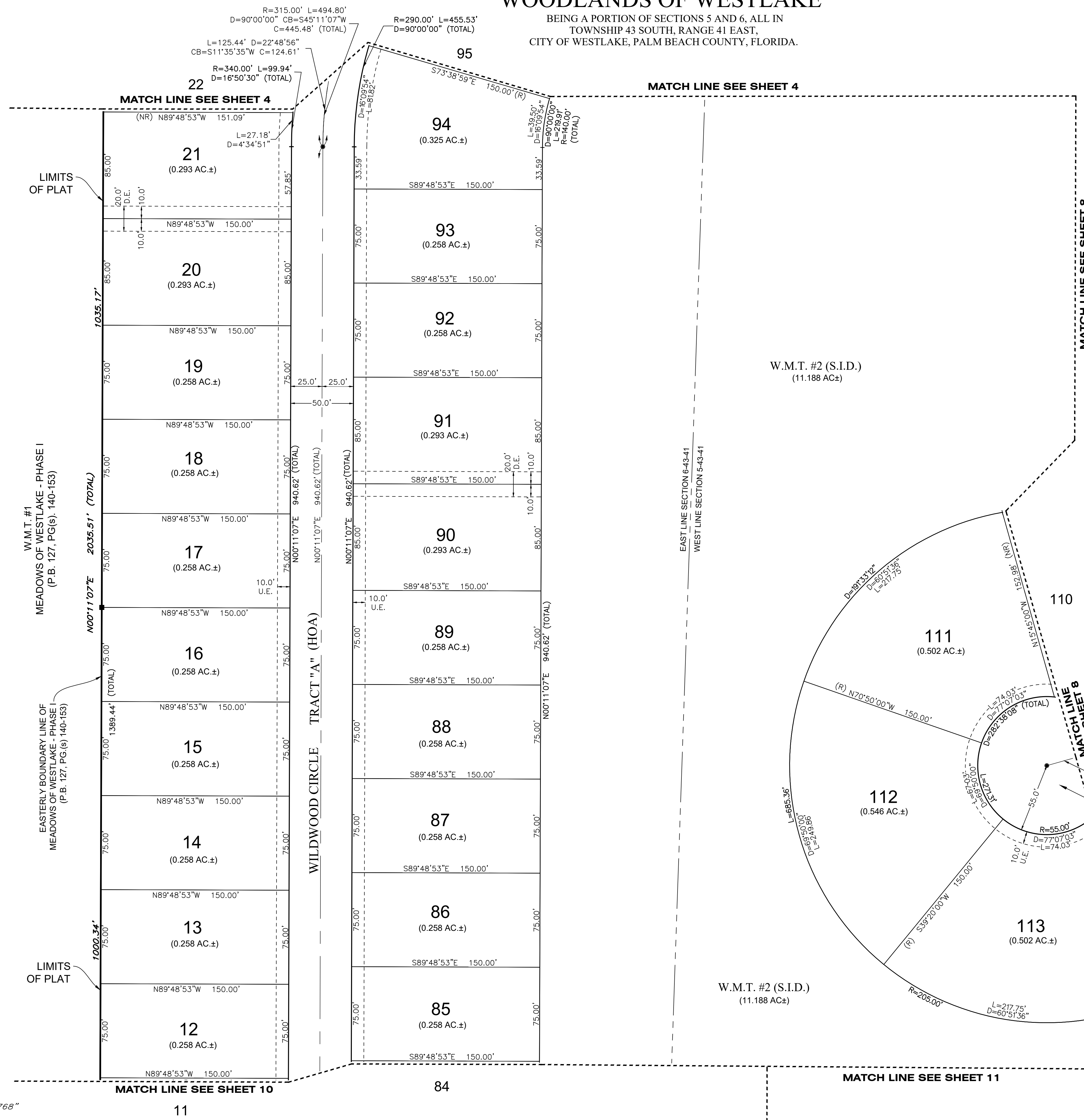
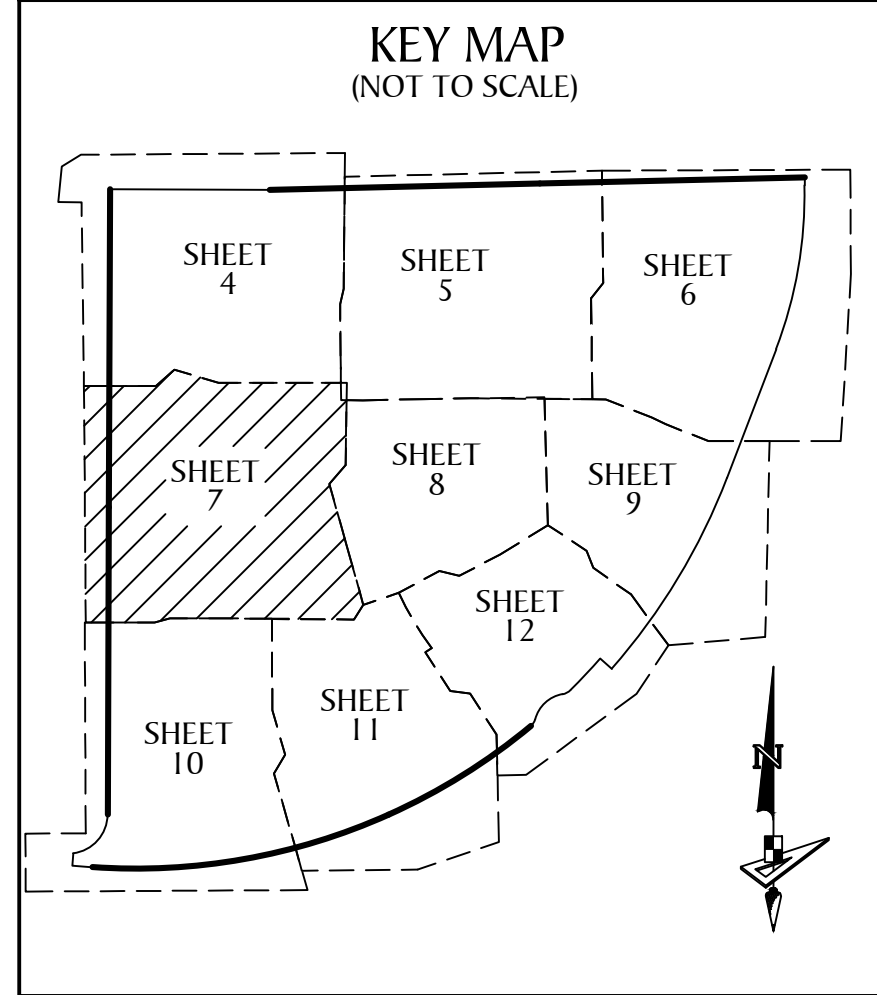
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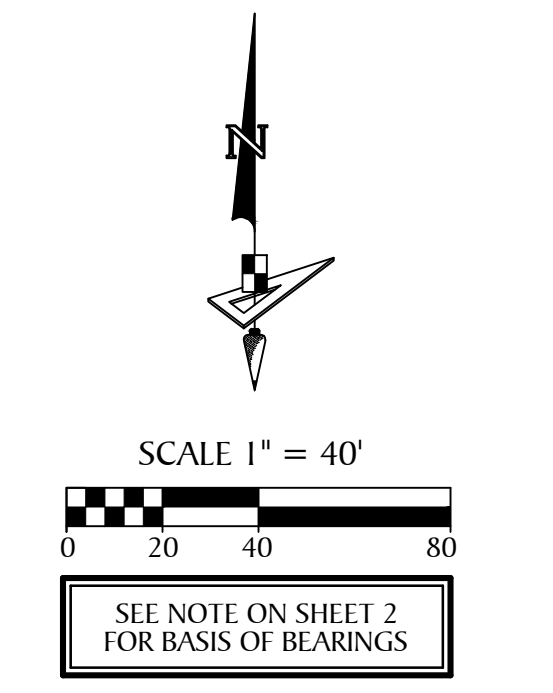
Sheet No. 6 of 12 Sheets

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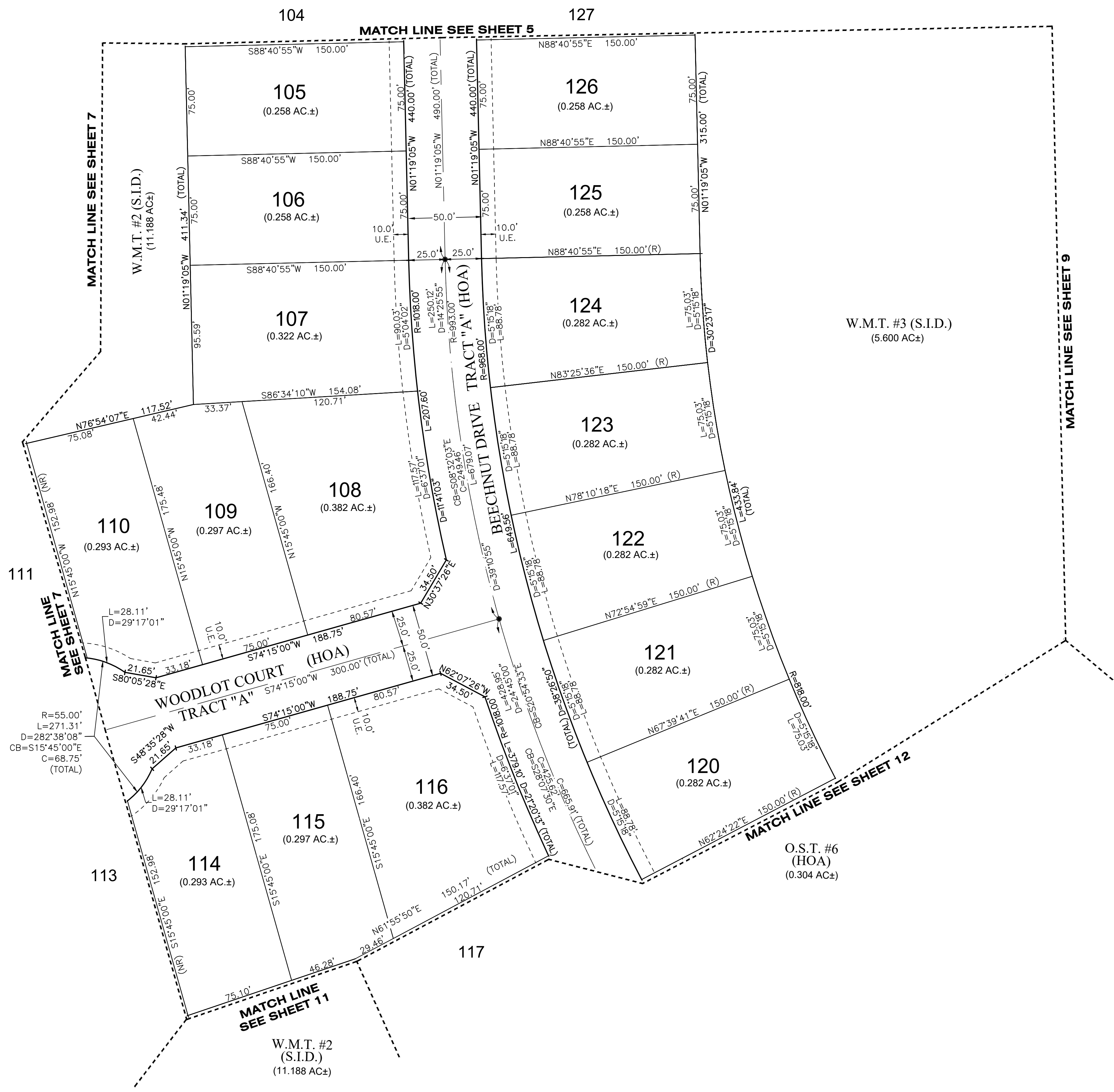
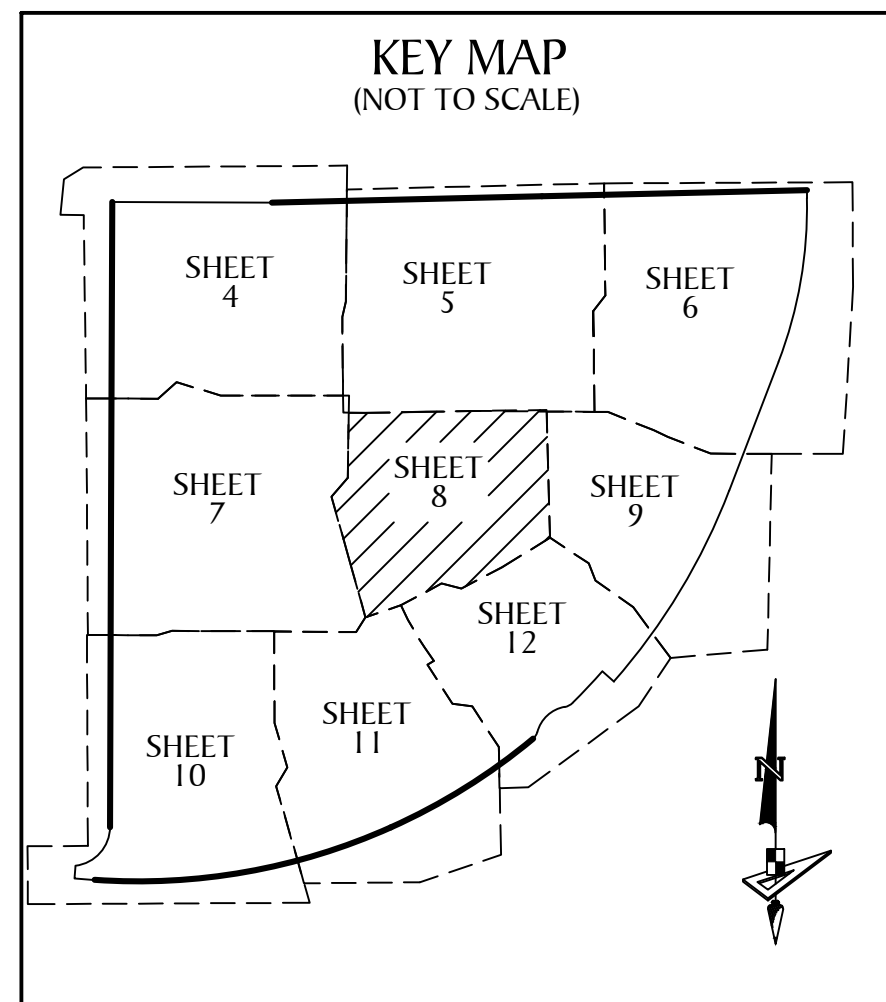
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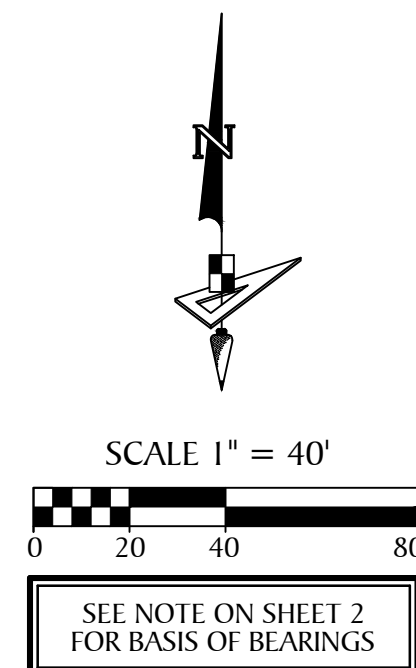


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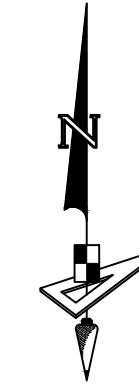
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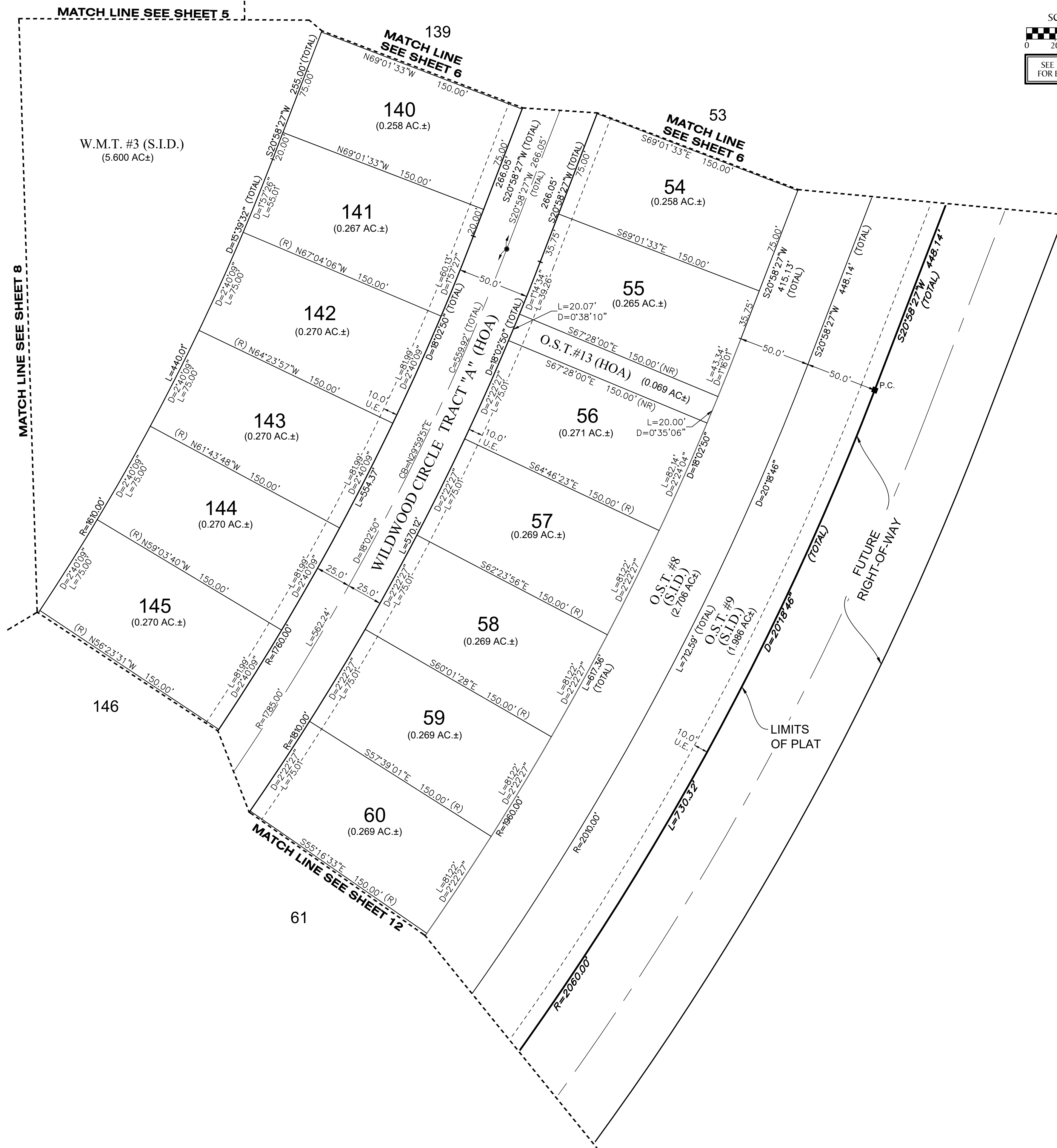
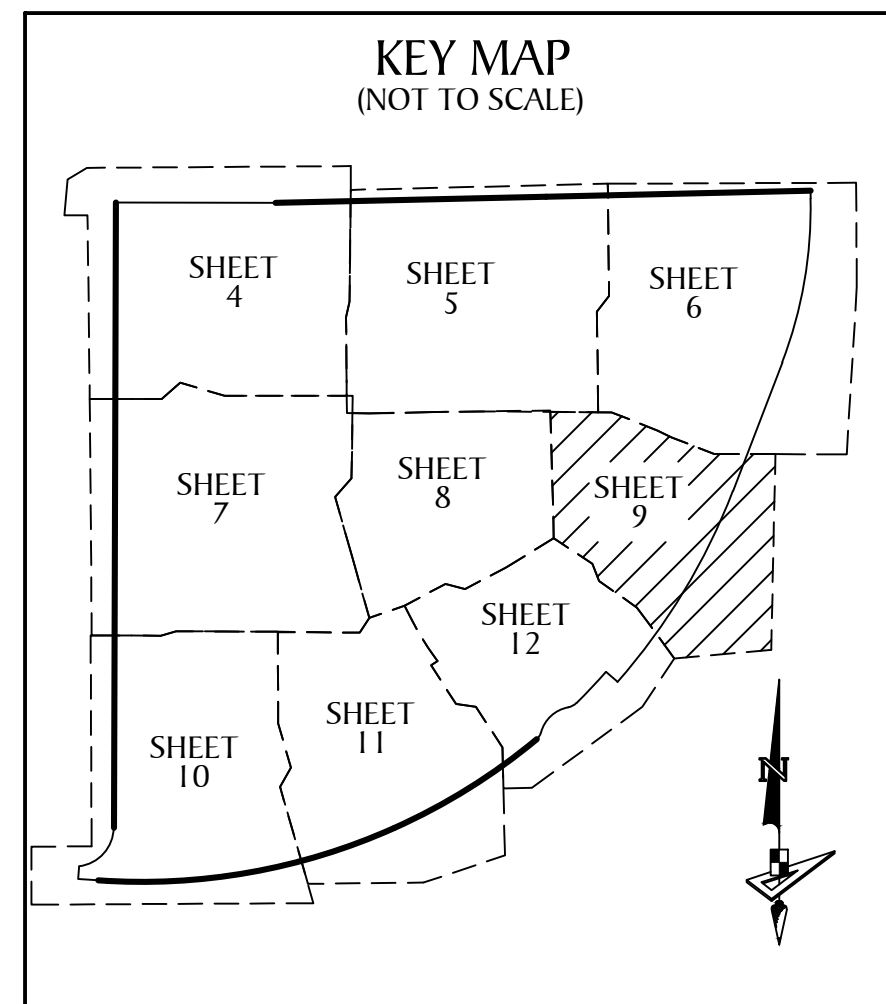
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SCALE 1" = 40'  
0 20 40 80  
SEE NOTE ON SHEET 2  
FOR BASIS OF BEARINGS



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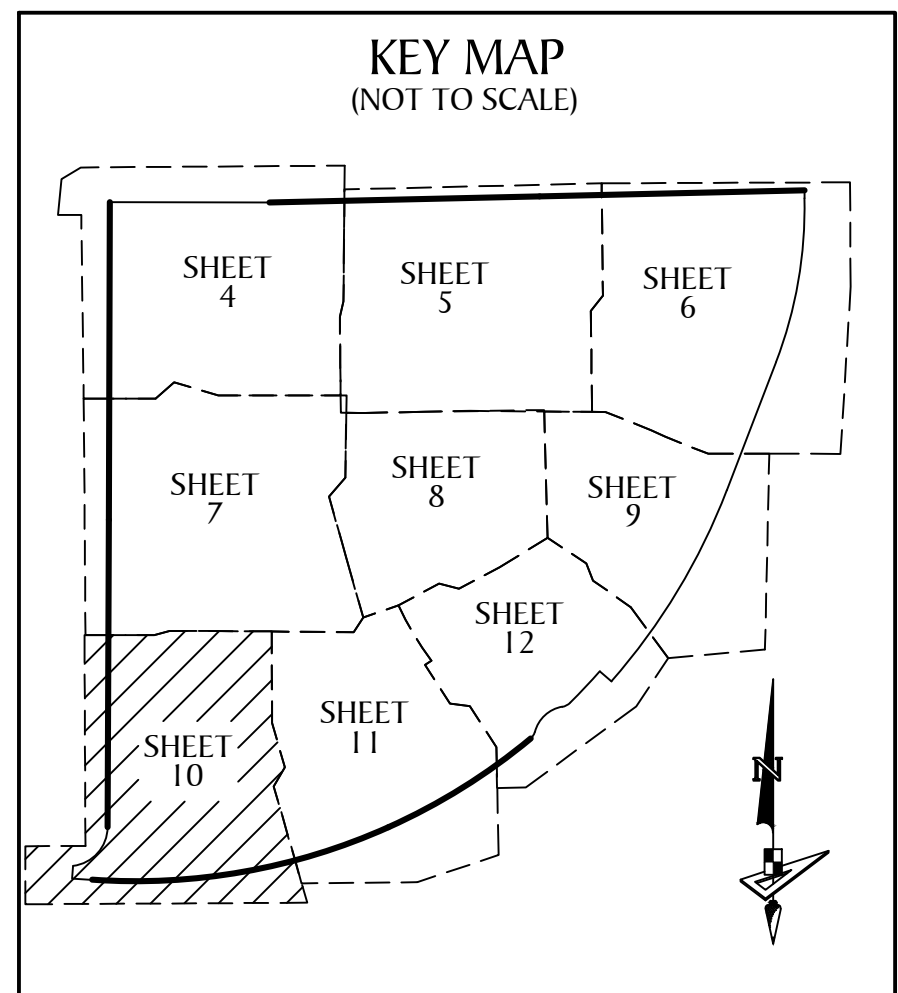
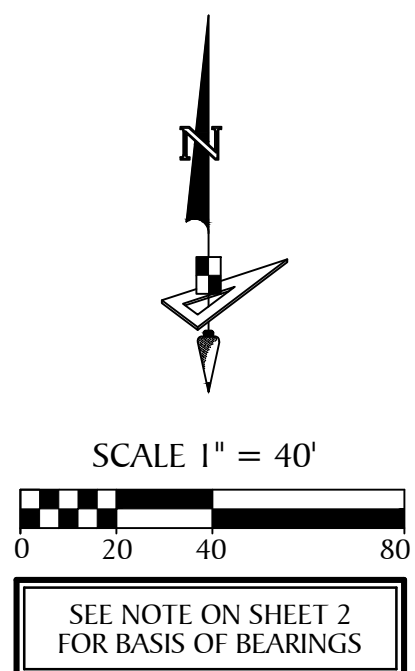
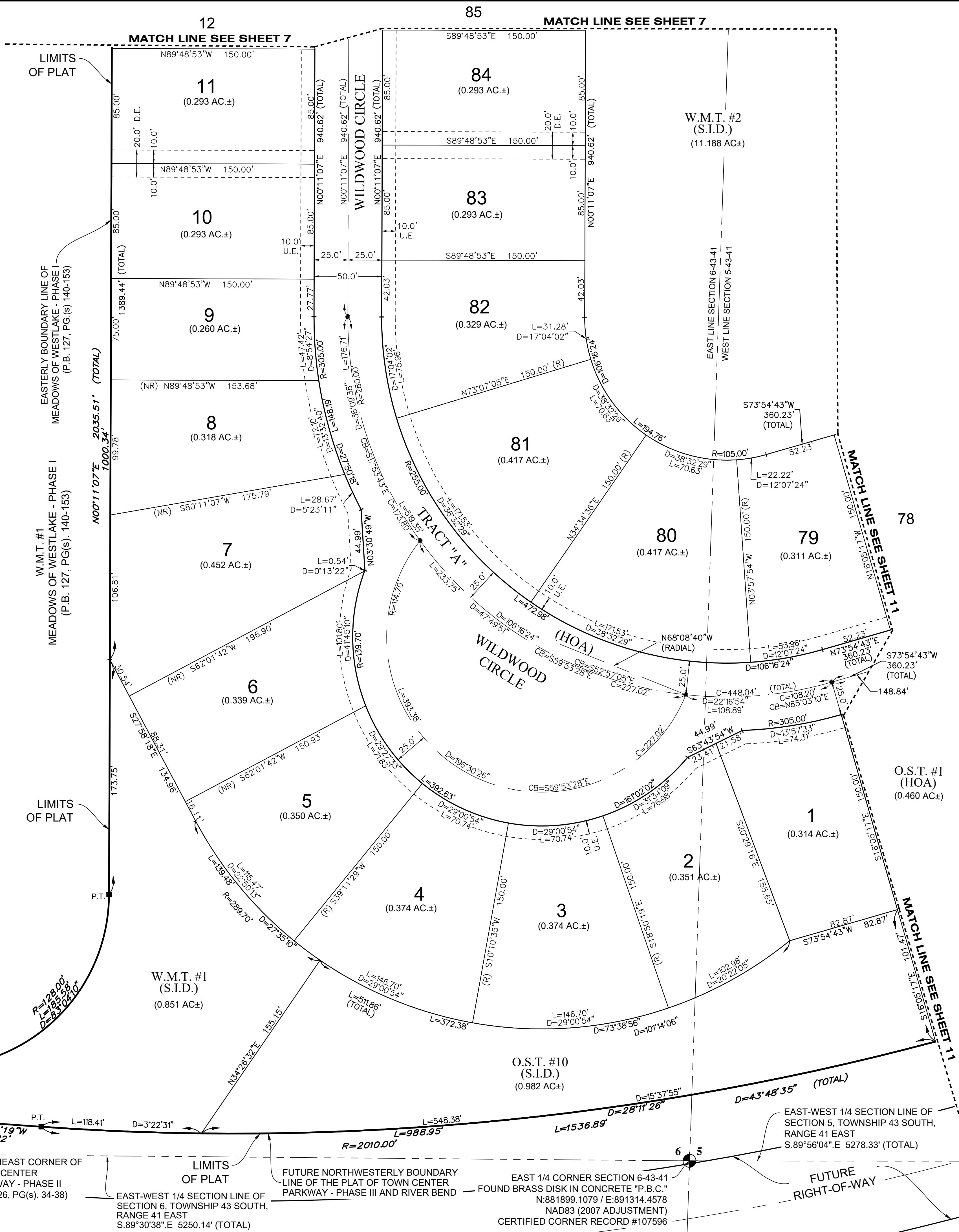
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EAST 1/4 CORNER SECTION 6-43-41  
FOUND BRASS DISK IN CONCRETE "P.B.C."  
N-881899.1079 / E-891314.4578  
NAD83 (2007 ADJUSTMENT)  
CERTIFIED CORNER RECORD #107596

EAST-WEST 1/4 SECTION LINE OF  
SECTION 5, TOWNSHIP 43 SOUTH,  
RANGE 41 EAST  
S.89°56'04"E 5278.33' (TOTAL)

FUTURE NORTHWESTERLY BOUNDARY  
LINE OF THE PLAT OF TOWN CENTER  
PARKWAY - PHASE III AND RIVER BEND

EAST-WEST 1/4 SECTION LINE OF  
SECTION 6, TOWNSHIP 43 SOUTH,  
RANGE 41 EAST  
S.89°30'38"E 5250.14' (TOTAL)

NORTHEAST CORNER OF  
TOWN CENTER  
PARKWAY - PHASE II  
(P.B. 126, PG(s). 34-38)

TOWN CENTER  
PARKWAY - PHASE II  
(P.B. 126, PG(s). 34-38)

O.S.T. #17  
(P.B. 127,  
PG(s). 140-153)

O.S.T. #5  
(P.B. 126,  
PG(s). 34-38)

W.M.T. #1  
(S.I.D.)  
(0.851 AC±)

O.S.T. #1  
(HOA)  
(0.460 AC±)

1  
(0.314 AC±)

2  
(0.351 AC±)

3  
(0.374 AC±)

4  
(0.374 AC±)

5  
(0.350 AC±)

6  
(0.339 AC±)

7  
(0.452 AC±)

8  
(0.318 AC±)

9  
(0.260 AC±)

10  
(0.293 AC±)

11  
(0.293 AC±)

3  
(0.374 AC±)

2  
(0.351 AC±)

1  
(0.314 AC±)

79  
(0.311 AC±)

80  
(0.417 AC±)

81  
(0.417 AC±)

82  
(0.329 AC±)

83  
(0.293 AC±)

84  
(0.293 AC±)

W.M.T. #2  
(S.I.D.)  
(11.188 AC±)

78

O.S.T. #1  
(HOA)  
(0.460 AC±)

O.S.T. #10  
(S.I.D.)  
(0.982 AC±)

6  
(0.314 AC±)

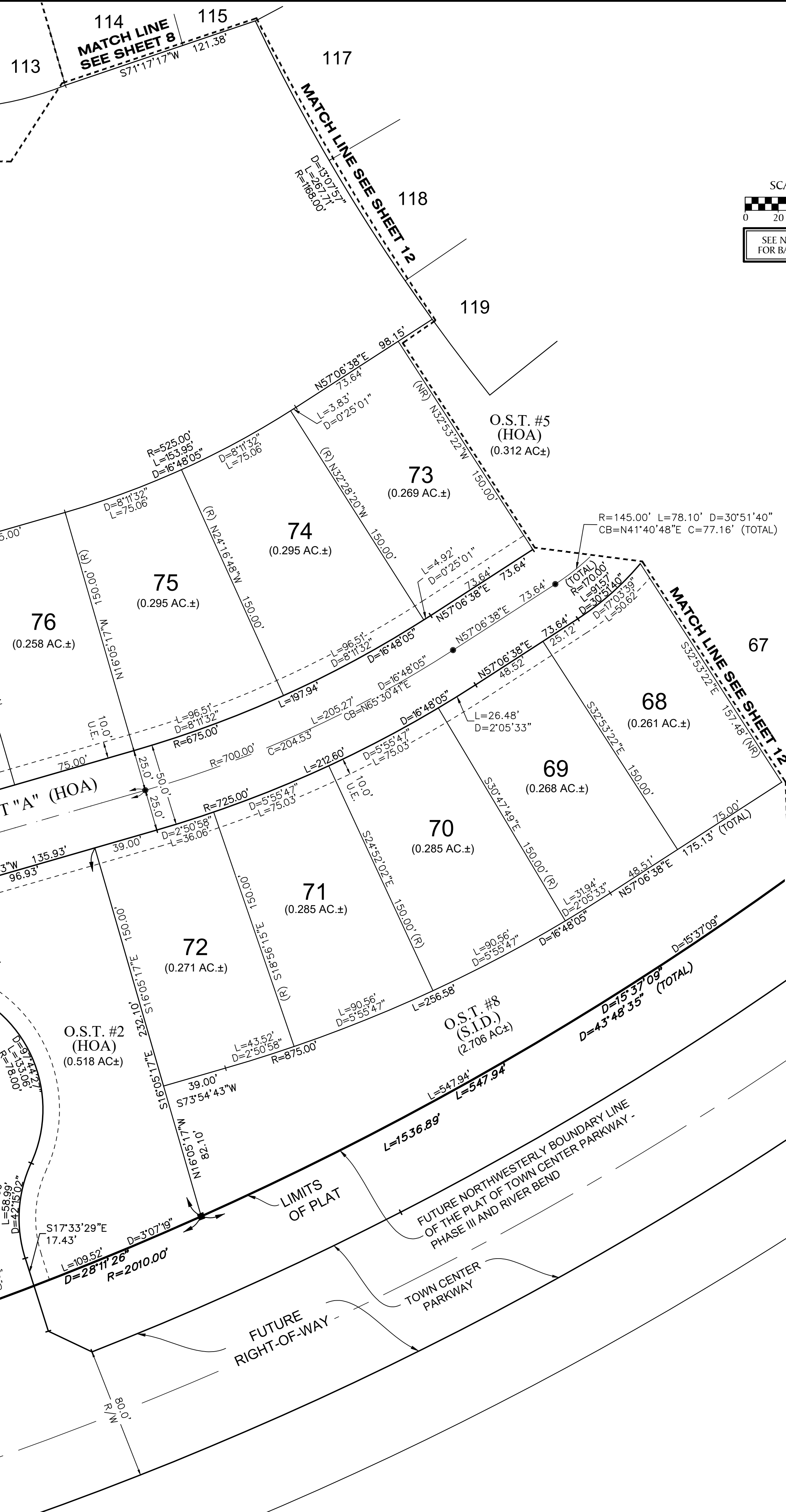
5  
(0.314 AC±)

40

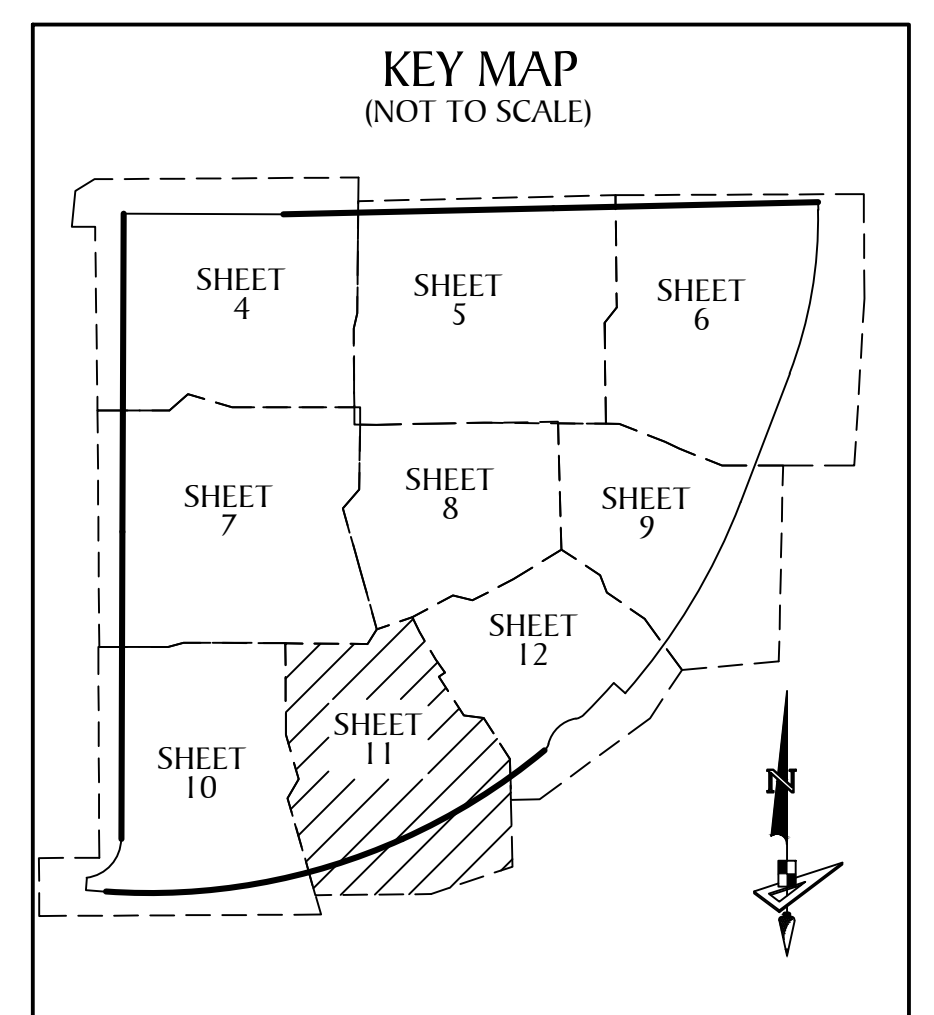
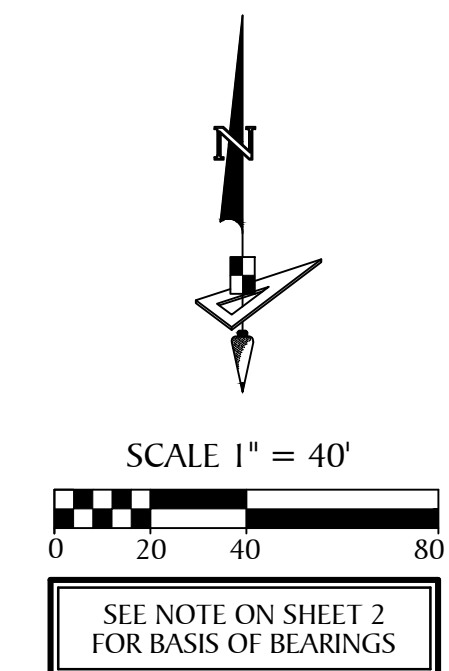


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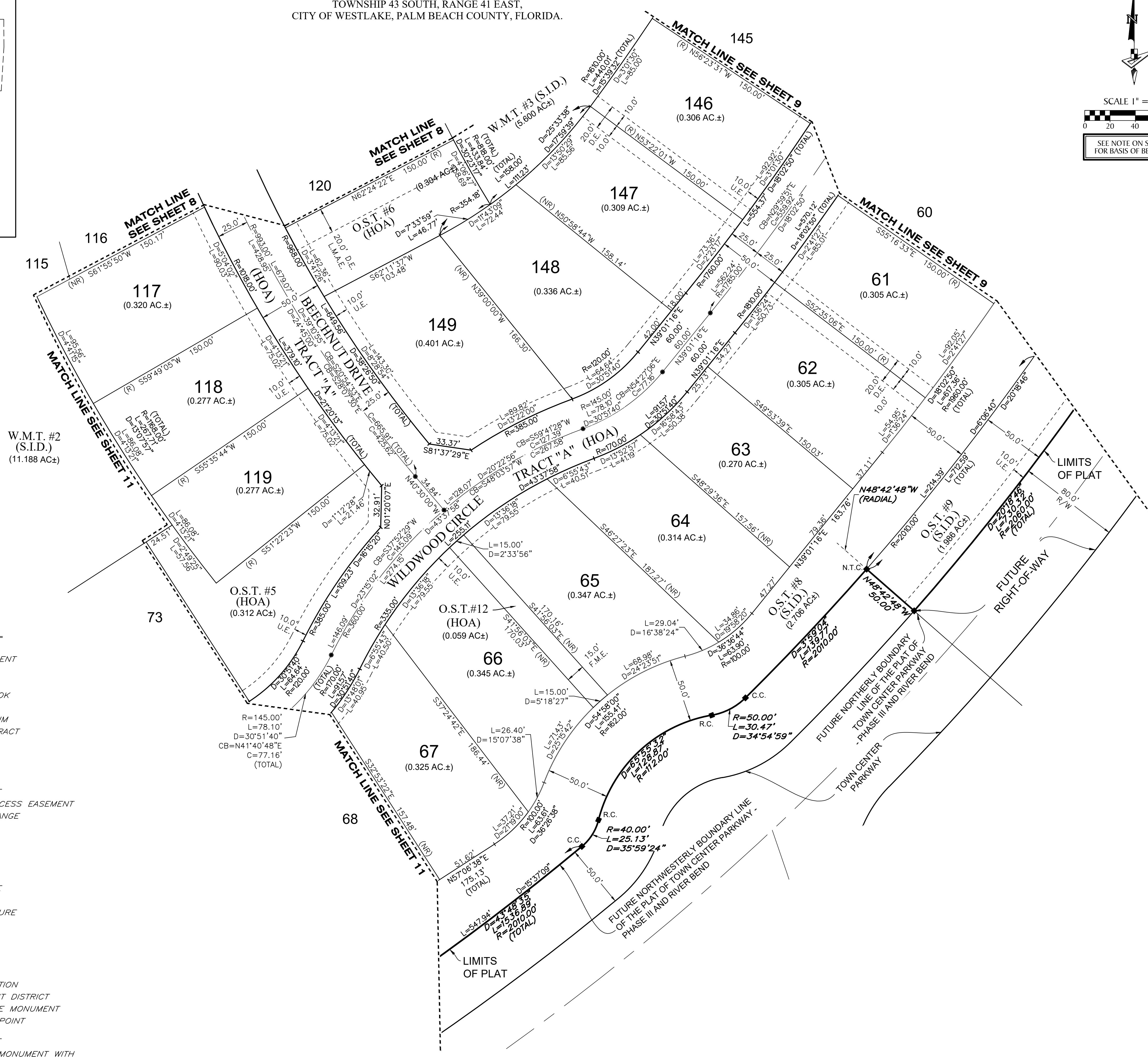
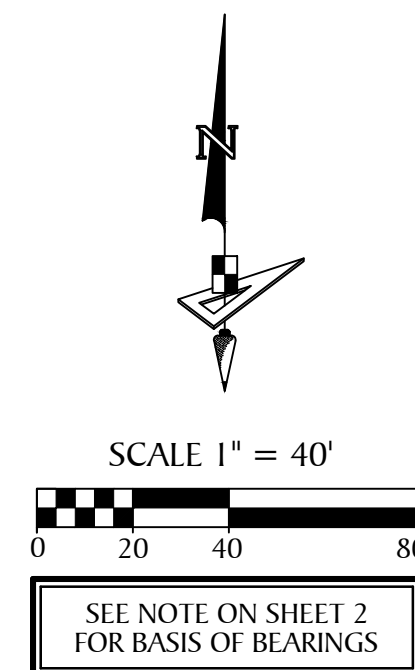
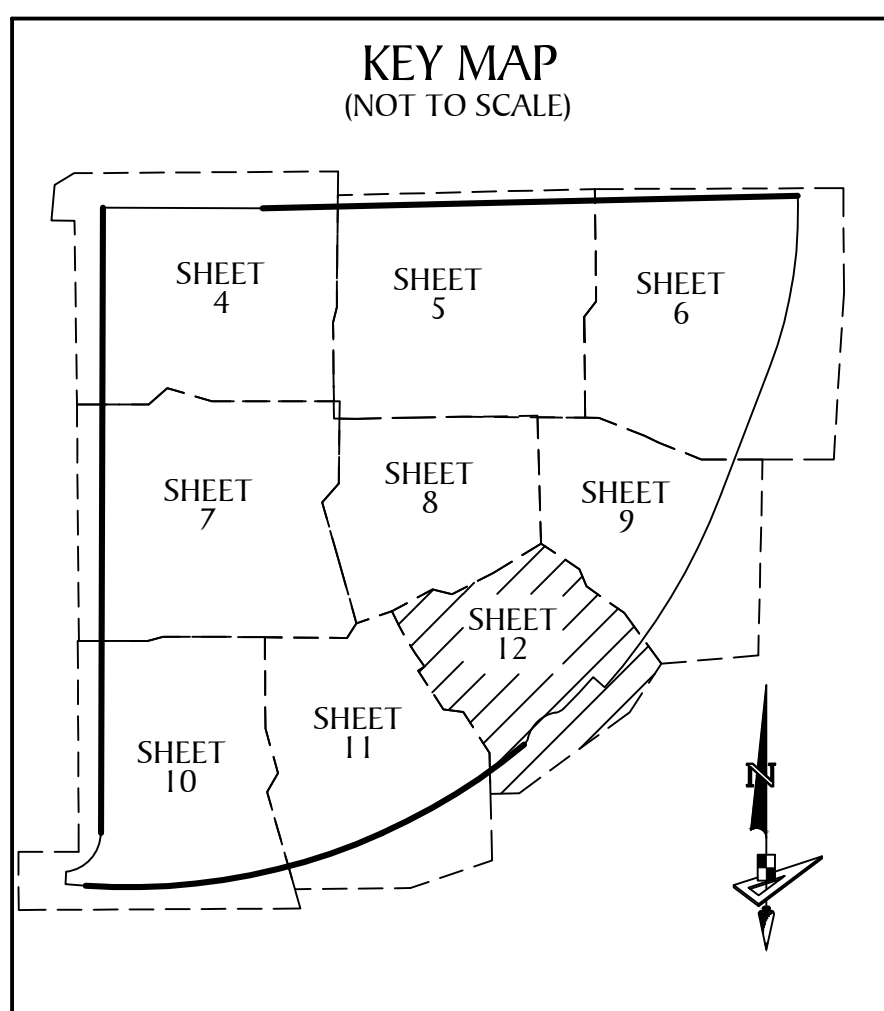


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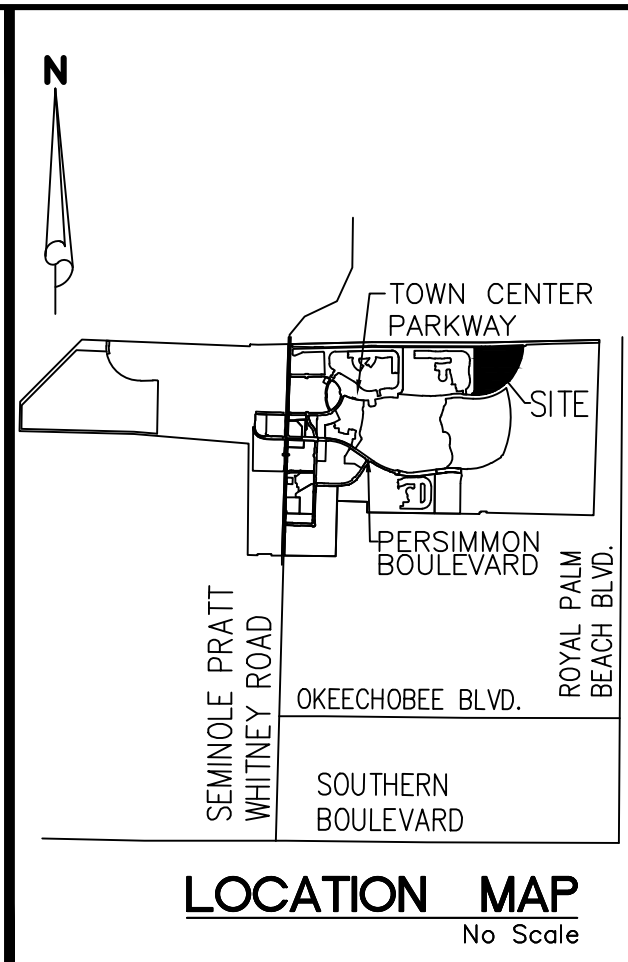
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Sheet No. 12 of 12 Sheets



Exhibit 'C'  
WOODLANDS OF WESTLAKE  
TOPOGRAPHICAL SURVEY

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**DESCRIPTION:**

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

**COMMENCE** AT THE NORTHWEST CORNER OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST; THENCE S.89°48'53"E, ALONG THE NORTH RIGHT-OF-WAY LINE OF THE M-CANAL, PER DEED BOOK 1156, PAGE 58, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, ALSO BEING THE NORTH BOUNDARY LINE OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, A DISTANCE OF 4756.58 FEET; THENCE S.00°11'07"W, DEPARTING SAID NORTH LINE OF SECTION 6, A DISTANCE OF 480.00 FEET TO THE **POINT OF BEGINNING**; THENCE S.89°48'53"E, A DISTANCE OF 519.94 FEET; THENCE N.88°40'55"E, A DISTANCE OF 1741.85 FEET; THENCE S.01°19'05"E, A DISTANCE OF 26.06 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, WITH A RADIUS OF 1400.00 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 22°17'32", A DISTANCE OF 544.70 FEET TO A POINT OF TANGENCY; THENCE S.20°58'27"W, A DISTANCE OF 448.14 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, WITH A RADIUS OF 2060.00 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°18'46", A DISTANCE OF 730.32 FEET TO A POINT ON THE FUTURE NORTHERLY BOUNDARY LINE OF THE PLAT OF TOWN CENTER PARKWAY - PHASE III AND RIVER BEND, AS RECORDED IN PLAT BOOK \_\_\_\_\_ PAGES \_\_\_\_\_, INCLUSIVE, OF SAID PUBLIC RECORDS; THENCE N.48°42'48"W, ALONG SAID FUTURE NORTHERLY BOUNDARY LINE, A DISTANCE OF 50.00 FEET TO A POINT ON THE FUTURE NORTHWESTERLY BOUNDARY LINE OF SAID PLAT OF TOWN CENTER PARKWAY - PHASE III AND RIVER BEND, ALSO A POINT OF A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE WEST WITH A RADIUS OF 2010.00 FEET, AND A RADIAL BEARING OF N.48°42'48"W, AT SAID INTERSECTION; THENCE THE FOLLOWING SIX (6) COURSES BEING BY SAID FUTURE NORTHWESTERLY RIGHT-OF-WAY LINE: 1) THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°59'04", A DISTANCE OF 139.77 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE NORTH, WITH A RADIUS OF 50.00 FEET; 2) THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 34°54'59", A DISTANCE OF 30.47 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTH, WITH A RADIUS OF 112.00 FEET; 3) THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 65°55'32", A DISTANCE OF 128.87 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE WEST, WITH A RADIUS OF 40.00 FEET; 4) THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 35°59'24", A DISTANCE OF 25.13 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE NORTH, WITH A RADIUS OF 2010.00 FEET; 5) THENCE WESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 43°48'35", A DISTANCE OF 1536.89 FEET TO A POINT OF TANGENCY; 6) THENCE N.85°56'19"W, A DISTANCE OF 65.82 FEET TO THE NORTHEAST CORNER OF TOWN CENTER PARKWAY - PHASE II, AS RECORDED IN PLAT BOOK 126, PAGES 34 THROUGH 38, INCLUSIVE, OF SAID PUBLIC RECORDS, ALSO A POINT ON THE EASTERLY LINE OF MEADOWS OF WESTLAKE - PHASE I, AS RECORDED IN PLAT BOOK 127, PAGES 140 THROUGH 153, INCLUSIVE, OF SAID PUBLIC RECORDS; THENCE THE FOLLOWING THREE (3) COURSES BEING BY SAID EASTERLY BOUNDARY LINE OF MEADOWS OF WESTLAKE - PHASE I: 1) THENCE N.04°03'38"E, A DISTANCE OF 40.27 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE WEST WITH A RADIUS OF 128.00 FEET, AND A RADIAL BEARING OF N.06°44'44"W, AT SAID INTERSECTION; 2) THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 83°04'10", A DISTANCE OF 185.58 FEET TO A POINT OF TANGENCY; 3) THENCE N.00°11'07"E, A DISTANCE OF 2035.51 FEET TO THE **POINT OF BEGINNING**.

**CONTAINING:** 3,952,226 SQUARE FEET OR 90.731 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:  
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, O.R. 32332, PG. 356 AND O.R. 32332, PG. 370.

**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, 1996, 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.

NOTE: EARTHWORK IS ONGOING AT THE TIME OF THIS SURVEY.

**POD R-2  
WOODLANDS OF WESTLAKE  
BOUNDARY SURVEY**

REVISIONS			
No.	Date	Description	Dwn.

Prepared For: MINTO COMMUNITIES, LLC  
**Last Date of Field Survey: 12/11/17**  
**SURVEYOR'S CERTIFICATE**  
 This certifies that a survey of the hereon described property was made under my supervision and meets the Standards of Practice set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17.050, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.  
**Gary A. Rager**  
 FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. **LS4828**  
 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

4152 W. Blue Heron Blvd.  
 Suite 105  
 Riviera Beach, FL 33404  
 Phone: (561) 444-2720  
 www.geopointsurvey.com  
 Licensed Business Number 1B 7768  
 Drawn: SWM Date: 08/26/21 Data File: Westlake Pod R-2 Woodlands  
 Check: GAR P.C.: --- Field Book: ---  
**Sections: 5 & 6 Twn. 43 S, Rng. 41 E** Job #Pod R-2 Woodlands\_B

Sheet No. 1 of 2 Sheets

PLOTTED BY: SERGIO MACHADO ON: 12/17/2017 12:28 PM  
 LAST SAVED BY: SERGIO ON: 12/17/2017 12:28 PM  
 FILE NAME: W:\WESTLAKE\WESTLAKE - WOODLANDS\POD R-2\WOODLANDS-POD R-2\WOODLANDS-POD R-2.WXD





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

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**DATE:** 2/21/2022  
**PETITION NUMBER:** ENG-2021-18  
**DESCRIPTION:** Woodlands (Pod R2) – Plat  
**APPLICANT:** Cotleur & Hearing  
**OWNER:** Minto PBLH, LLC  
**REQUEST:** Plat & Boundary Survey Review  
**LOCATION:** Westlake, Florida  
**STAFF REVIEW:** **RECOMMENDED APPROVAL**

This is the third review of this Plat. This review is done for compliance with Chapters 177, Florida Statutes, 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.

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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](mailto:sdombrowski@chenmoore.com)

**File Attachments for Item:**

B. ORDINANCE 2022-02: Vacancy in Candidacy (Second Reading)

**Submitted By:** Interim City Attorney's Office

**AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, AMENDING CHAPTER \_\_\_\_ OF THE CITY'S CODE OF ORDINANCES ENTITLED "\_\_\_\_\_"; CREATING SECTION \_\_\_\_\_, TO BE ENTITLED "VACANCY IN CANDIDACY;" ESTABLISHING PROCEDURES, PURSUANT TO SECTION 166.031, F.S., TO FILL A VACANCY IN CANDIDACY CAUSED BY THE DEATH, WITHDRAWAL OR REMOVAL FROM THE BALLOT OF A QUALIFIED CANDIDATE FOLLOWING THE END OF THE QUALIFYING PERIOD WHICH LEAVES FEWER THAN TWO CANDIDATES REMAINING TO FILL A POSITION ON THE CITY COUNCIL; PROVIDING FOR CODIFICATION, PROVIDING FOR A CONFLICTS CLAUSE, PROVIDING FOR SEVERABILITY, AND PROVIDING AN EFFECTIVE DATE.**



# Meeting Agenda Item Coversheet

<b>MEETING DATE:</b>		March 14, 2022	<b>Submitted By:</b> Interim City Attorney's Office		
<b>SUBJECT:</b> <i>This will be the name of the Item as it will appear on the Agenda</i>		ORDINANCE 2022-02: Vacancy in Candidacy (Second Reading)			
<b>STAFF RECOMMENDATION:</b> (MOTION READY)		<b>Motion to Adopt Ordinance 2022-02 - Vacancy in Candidacy</b>			
<b>SUMMARY and/or JUSTIFICATION:</b>		<p>Section 166.031(6), F.S., requires each municipality to adopt an ordinance or charter provision establishing procedures for filling a vacancy in candidacy caused by the death, withdrawal, or removal from the ballot of a qualified candidate following the end of the qualifying period which leaves fewer than two candidates for an office.</p> <p>In accordance with this statute, the interim City Attorney's Office has drafted an ordinance providing that, in the event of a vacancy in candidacy which leaves one remaining candidate, the remaining candidate shall be deemed elected and shall take office in accordance with the City Charter and Code of Ordinances. In the event that a vacancy in candidacy occurs which leaves no qualified candidates remaining, then the ordinance provides for the re-opening of a qualifying period and a special election.</p>			
<b>SELECT, if applicable</b>		<b>AGREEMENT:</b>		<b>BUDGET:</b>	
		<b>STAFF REPORT:</b>		<b>PROCLAMATION:</b>	
		<b>EXHIBIT(S):</b>		<b>OTHER:</b>	
<b>IDENTIFY EACH ATTACHMENT.</b> <i>For example, an agreement may have 2 exhibits, identify the agreement and Exhibit A and Exhibit B</i>		Agenda Item Cover Sheet Ordinance			
<b>SELECT, if applicable</b>		<b>RESOLUTION:</b>		<b>ORDINANCE:</b>	X

<p><b>IDENTIFY FULL RESOLUTION OR ORDINANCE TITLE</b>  <i>(if Item is <b>not</b> a Resolution or Ordinance, please erase all default text from this field's textbox and leave blank)</i>  <b><u>Please keep text indented.</u></b></p>	<p><b>AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, AMENDING CHAPTER ____ OF THE CITY'S CODE OF ORDINANCES ENTITLED "____"; CREATING SECTION _____, TO BE ENTITLED "VACANCY IN CANDIDACY;" ESTABLISHING PROCEDURES, PURSUANT TO SECTION 166.031, F.S., TO FILL A VACANCY IN CANDIDACY CAUSED BY THE DEATH, WITHDRAWAL OR REMOVAL FROM THE BALLOT OF A QUALIFIED CANDIDATE FOLLOWING THE END OF THE QUALIFYING PERIOD WHICH LEAVES FEWER THAN TWO CANDIDATES REMAINING TO FILL A POSITION ON THE CITY COUNCIL; PROVIDING FOR CODIFICATION, PROVIDING FOR A CONFLICTS CLAUSE, PROVIDING FOR SEVERABILITY, AND PROVIDING AN EFFECTIVE DATE.</b></p>	
<p><b>FISCAL IMPACT</b> <i>(if any):</i></p>		<p>\$</p>

**ORDINANCE NO. 2022-02**

**AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, AMENDING CHAPTER \_\_\_\_ OF THE CITY’S CODE OF ORDINANCES ENTITLED “\_\_\_\_\_”; CREATING SECTION \_\_\_\_\_, TO BE ENTITLED “VACANCY IN CANDIDACY;” ESTABLISHING PROCEDURES, PURSUANT TO SECTION 166.031, F.S., TO FILL A VACANCY IN CANDIDACY CAUSED BY THE DEATH, WITHDRAWAL OR REMOVAL FROM THE BALLOT OF A QUALIFIED CANDIDATE FOLLOWING THE END OF THE QUALIFYING PERIOD WHICH LEAVES FEWER THAN TWO CANDIDATES REMAINING TO FILL A POSITION ON THE CITY COUNCIL; PROVIDING FOR CODIFICATION, PROVIDING FOR A CONFLICTS CLAUSE, PROVIDING FOR SEVERABILITY, AND PROVIDING AN EFFECTIVE DATE.**

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**WHEREAS**, Section 166.031, F.S., requires the City of Westlake to establish, by ordinance, procedures to fill a vacancy in candidacy caused by the death, withdrawal or removal from the ballot of a qualified candidate following the end of the qualifying period which leaves fewer than two candidates remaining to fill a position on the City Council; and

**WHEREAS**, the City Council finds that the procedures to fill a vacancy in candidacy, as set forth in this ordinance, are in the best interests of the citizens and residents of the City of Westlake.

**NOW, THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY FOR THE CITY OF WESTLAKE, FLORIDA, as follows:**

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

**SECTION 2.** The City Council hereby amends Chapter \_\_\_\_\_ entitled “\_\_\_\_\_,” by creating Section \_\_\_\_\_, to be entitled “Vacancy in Candidacy,” as follows:

Sec. \_\_\_\_\_ Vacancy in Candidacy

- (a) In the event of death, withdrawal or removal from the ballot of one or more qualified candidate(s) for mayor or city council which occurs after the close of qualification for candidates for mayor or city council, and if the death, withdrawal or removal leaves only one candidate for mayor or city council



for that district, then in that event, the one remaining candidate shall be deemed elected and shall take office in accordance with the procedures set forth in the City Charter or Code of Ordinances.

(b) In the event of death, withdrawal or removal from the ballot of one or more qualified candidate(s) for mayor or city council which occurs after the close of qualification for candidates for mayor or city council, and if said death, withdrawal or removal leaves no candidate for mayor or city council for that district, then and in that event, qualification shall be reopened for a period five (5) days immediately following the death, withdrawal or removal from the ballot of a qualified candidate for mayor or city council prior to election. A special election shall be conducted sixty (60) days after the close of the special qualification period for mayor or city council.

**SECTION 4. Codification.** It is the intention of the City Council of the City of Westlake that the provisions of this Ordinance shall become and be made a part of the Code of Ordinances of the City of Westlake, Florida, and that the Sections of this Ordinance may be renumbered, re-lettered and the word “Ordinance” may be changed to “Section,” “Article” or such other word or phrase in order to accomplish such intention.

**SECTION 5. Conflicts.** All ordinances or parts of ordinances, resolutions or parts of resolutions which are in conflict herewith, are hereby repealed to the extent of such conflict.

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

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

**PASSED** this 14<sup>th</sup> day of February 2022, on first reading.

**PUBLISHED** on this 2<sup>nd</sup> day of March 2022 in the Palm Beach Post.

**PASSED AND ADOPTED** this 14<sup>th</sup> day of March 2022, on second reading.

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City of Westlake  
Roger Manning, Mayor

ATTEST:

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Zoie Burgess, City Clerk

APPROVED AS TO LEGAL FORM:

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OFFICE OF THE CITY ATTORNEY

**File Attachments for Item:**

**A. MSP-2022-01:** Application of 5060 Loxahatchee Retail, LLC c/o Starwood Property Trust, Inc for a Master Signage Plan Modification to include a Pharmacy sign on the Winn-Dixie building elevation facing Seminole Pratt Whitney Road. The subject application is located at 5060 Seminole Pratt Whitney Road, Westlake, Florida, 33470.

**Submitted By:** Planning and Zoning



# Meeting Agenda Item Coversheet

<b>MEETING DATE:</b>		3/14/22	<b>Submitted By:</b> Planning and Zoning	
<b>SUBJECT:</b> <i>This will be the name of the Item as it will appear on the Agenda</i>		<b>MSP-2022-01:</b> Application of 5060 Loxahatchee Retail, LLC c/o Starwood Property Trust, Inc for a Master Signage Plan Modification to include a Pharmacy sign on the Winn-Dixie building elevation facing Seminole Pratt Whitney Road. The subject application is located at 5060 Seminole Pratt Whitney Road, Westlake, Florida, 33470.		
<b>STAFF RECOMMENDATION:</b> (MOTION READY)		Recommendation for approval of the Winn-Dixie Master Signage Plan Modification		
<b>SUMMARY and/or JUSTIFICATION:</b>		<p>The applicant is requesting approval for a Master Signage Plan Modification for Winn-Dixie in the Grove Market Shopping Center, to include a Pharmacy sign facing Seminole Pratt Whitney. Winn-Dixie Grocers have added an <i>internal</i> 900 square foot pharmacy to the store. Per Chapter 6. Sign. Section 6.9 Master Sign Plan, the subject application includes one (1) waiver as follows:</p> <ol style="list-style-type: none"> <li>1. Wall Signs for Principal Structure: The applicant is requesting an additional wall sign when the Codes requires maximum one (1) wall sign facing a Right-of-Way. The applicant is requesting a Pharmacy Sign facing Seminole Pratt Whitney.</li> </ol> <p>On August 9, 2021, the City Council approved a Master Signage Plan for a total of three (3) signs. That application included a waiver to add two (2) additional signs facing Seminole Pratt Whitney Road. The subject application will add one additional sign for a total of four (4) signs on the building elevation fronting Seminole Pratt Whitney.</p>		
<b>SELECT, if applicable</b>		<b>AGREEMENT:</b>		<b>BUDGET:</b>
		<b>STAFF REPORT:</b>		X <b>PROCLAMATION:</b>
		<b>EXHIBIT(S):</b>		X <b>OTHER:</b>
<b>IDENTIFY EACH ATTACHMENT.</b> <i>For example, an agreement may have 2 exhibits, identify the agreement and Exhibit A and Exhibit B</i>		Agenda Item Sheet Final Staff Report Justification Statement Master Signage Pharm Add graphics		
<b>SELECT, if applicable</b>		<b>RESOLUTION:</b>		<b>ORDINANCE:</b>

**IDENTIFY FULL  
RESOLUTION OR  
ORDINANCE TITLE**

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

**Please keep text  
indented.**

**FISCAL IMPACT** *(if any):*

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## City of Westlake

### Planning and Zoning Department – Staff Report

City Council Meeting 3/14/22

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#### PETITION DESCRIPTION

**PETITION NUMBER:** MSP-2022-01 Winn-Dixie Master Signage Plan Modification

**OWNER:** 5060 Loxahatchee Retail, LLC c/o Starwood Property Trust, Inc

**APPLICANT:** Rebecca K. Wright, Southeastern Grocers LLC

**ADDRESS:** 5060 Seminole Pratt Whitney Road

**PCN:** 77-40-43-01-01-001-0010

**REQUEST:** The applicant is requesting approval for a Master Signage Plan Modification for Winn-Dixie in the Grove Market Shopping Center to include a Pharmacy sign facing Seminole Pratt Whitney since Winn-Dixie Grocers have added an *internal* 900 square foot pharmacy to the store. Per Chapter 6. Sign. Section 6.9 Master Sign Plan, the subject application includes one (1) waiver.

#### SUMMARY

The applicant is requesting approval for a Master Signage Plan Modification for Winn-Dixie in the Grove Market Shopping Center, to include a Pharmacy sign facing Seminole Pratt Whitney since Winn-Dixie Grocers have added an *internal* 900 square foot pharmacy to the store. Per Chapter 6. Sign. Section 6.9 Master Sign Plan, the subject application includes one (1) waiver as follows:

1. Wall Signs for Principal Structure: The applicant is requesting an additional wall sign when the Codes requires maximum one (1) wall sign facing a Right-of-Way. The applicant is requesting a Pharmacy Sign facing Seminole Pratt Whitney.

On August 9, 2021, the City Council approved a Master Signage Plan for a total of three (3) signs. That application included a waiver to add two (2) additional signs facing Seminole Pratt Whitney Road. The subject application will add one additional sign for a total of four (4) signs on the building elevation fronting Seminole Pratt Whitney.

#### STAFF RECOMMENDATION

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

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**BACKGROUND**

Grove Market Shopping Center was constructed by Stiles Corp in 1999 with the anchor space being built to suit for Winn-Dixie. 5060 Loxahatchee Retail, LLC acquired the center in September of 2016 and has owned the property since. With the addition of a new Winn-Dixie, the applicant would like to enhance the signage of the entire commercial plaza to remain consistent with the City’s vision.

On June 14, 2021, City Council approved an application for Winn-Dixie Site Plan modification to upgrade the façade and interior modifications to the existing vacant grocery store space.

On August 9, 2021, City Council approved an application for a Master Signage Plan of the existing Grove Market Shopping Center. Included were specifics regarding signage for the the Winn-Dixie Grocery Store and Liquor Store.

**STAFF ANALYSIS**

The applicant is requesting approval for a Master Signage Plan Modification for Winn-Dixie in the Grove Market Shopping Center, to include a Pharmacy sign facing Seminole Pratt Whitney since Winn-Dixie Grocers have added an *internal* 900 square foot pharmacy to the store and one Per Chapter 6. Sign. Section 6.9 Master Sign Plan, the subject application includes one (1) waiver.

The **previously approved Signage Plan** included one sign and a waiver for two (2) additional signs for a total of three (3) signs. The approved Winn-Dixie Wall Signs are presented below:



A Winn-Dixie Site Plan Modification was previously approved on June 14, 2021 (SPM-2021-01) and did not include a pharmacy. **Winn-Dixie Grocery Store has now added an *internal* 900 square foot pharmacy to the store.** The applicant is requesting approval for a Master Signage Plan Modification for Winn-Dixie in the Grove Market Shopping Center. Per Chapter 6. Sign. Section 6.9 Master Sign Plan, the subject application includes one (1) waiver.

Number of Signs: The applicant is proposing an addtional wall sign on the West Elevation facing Seminole Pratt Whitney Road. 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.



**+ Pharmacy**

The proposed Pharmacy sign is 17.34 square feet

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

- (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.



**FINAL REMARKS**

MSP-2022-01 will be heard by the City Council on March 14, 2022. The public hearing was advertised in compliance with the City’s code.

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

## **Grove Market Additional Signage Narrative Petition No. MSP-2022-01**

### **Project History and Justification**

Grove Market Shopping Center with newly rebranded Winn Dixie construction and store signage has been approved previously by City council in Summer of 2021.

Since then, Winn Dixie has added internal 900 sq-ft pharmacy to the store in order to provide convenience and health care to our customers as a response to the community needs especially as related to COVID-19 support.

As previously approved Master Sign Plan does not include Pharmacy sign, Winn Dixie would like to add a 17.34 sq-ft Pharmacy sign on the front of the building to clearly represent to our customers and the community the existence of the pharmacy within the store.

**Waivers are being requested for the proposed signage for Grove Market Center.** The Proposed Waivers are being requested to allow for increase sign areas for the Winn Dixie Building sign to add an exterior pharmacy signage. The Grove Market has been in existence for many years, without a pharmacy within the shopping center, allowing the additional pharmacy sign will allow for visibility from the roadways as well as to inform customers of existence of pharmacy within the Winn Dixie Supermarket. Visibility to pharmacy signage is necessary for the viability of the pharmacy located within the Winn Dixie Supermarket.

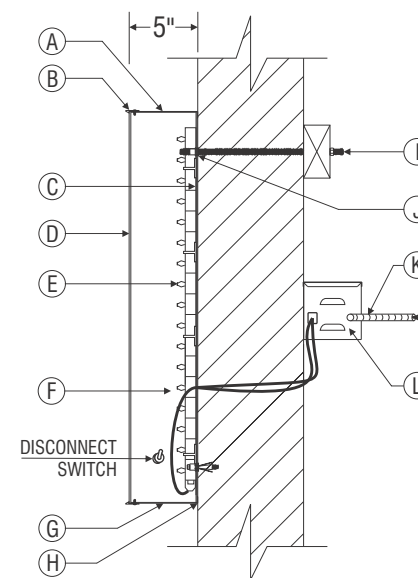
Please see attached proposed rendered Pharmacy signage and specifications for your review and reference.



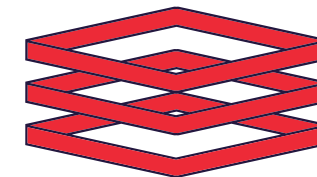
**L.E.D. CHANNEL LETTER MOUNTING DETAIL (EXTERIOR)**

- A. .050" X 5" ALUMINUM RETURNS TO BE PAINTED MATTE WHITE
- B. 1" RED JEWELITE
- C. .063" ALUMINUM BACKS
- D. .150" FLAT RED PCB FACES
- E. RED GE TETRA MAX LEDS
- F. POWER CABLE LOW VOLTAGE SHIELDED W/ STRAIN RELIEF STARTING FROM POWER SUPPLY THEN LETTER TO LETTER (BEHIND FASCIA)
- G. 1/4" WEEP HOLES AS REQUIRED (FOR EXTERIOR INSTALLATION ONLY)

- H. SILICONE BEAD AROUND THE INSIDE OF RETURN AND BACK TO SEAL FROM WATER LEAKAGE
- I. 1/4" LAGBOLTS OR 3/8" THREADED RODS WITH 2" X 4" WOOD BLOCKING AS REQ'D
- J. 3/8" RIV NUTS
- K. 1/2" SEALTITE CONDUIT RUNNING TO SECONDARY CONNECTION
- \* NOTE: GENERAL CONTRACTOR TO HAVE PRIMARY CONNECTION HOOKED UP
- L. STANDARD POWER SUPPLY HOUSED IN A WEATHERPROOF SHEET METAL BOX



**TYPICAL WALL SECTION:**  
NOT TO SCALE



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5900 VENTURE CROSSINGS BLVD

PANAMA CITY, FL 32409

PH: 850-763-7982

FAX: 850-392-0673

www.enterabrading.com

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**COLOR NOTES**

LETTER FACE: RED PCB

LOGO: RED PCB

RETURN: MATTE WHITE

JEWELITE: RED

RACEWAY: LOCATED BEHIND WALL

**REVISION**

1.	07.06.21 MW
2.	10.19.21 MW
3.	XXXXX
4.	XXXXX

**ARTIST**

MW

**CLIENT**

WINN DIXIE

**SCALE**

1" = 1'-0"

**DATE**

06.17.21

**LOCATION**

5042 SEMINOLE PRATT WHITNEY ROAD  
WESTLAKE, FL 33470

H: MARKETING DESIGN / CDR / W / WINN DIXIE / WESTLAKE, FL #213.cdr



DEPARTMENT:  
ART

FRONT ELEVATION W/ PROPOSED SIGNAGE



PROPOSED

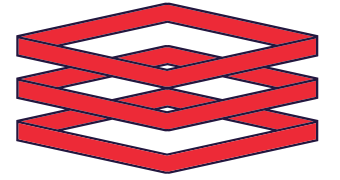
EXISTING

SIGN	SIZE	SQ FT
<b>Winn/Dixie</b> Since 1925	6'-0"	239.53
Winn/Dixie <b>Liquor</b>	3'-0"	54.58
<b>+ Pharmacy</b>	1'-6"	17.34
Fresh food market	1'-0"	11.78
	3'-0"	12.57

PROPOSED SQUARE FOOTAGE: 335.80

THIS RENDERING IS NOT TO BE USED FOR A PAINT PLAN.

G.C. IS TO VERIFY WITH THE SEG CONSTRUCTION PM ON THE FINAL APPROVED BY SEG / LL PAINT PLAN.



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COLOR NOTES

REVISION

1.	07.06.21 MW
2.	10.19.21 MW
3.	XXXXX
4.	XXXXX

ARTIST

MW

CLIENT

WINN DIXIE

SCALE

1" = 20'-0"

DATE

06.17.21

LOCATION

5042 SEMINOLE PRATT WHITNEY ROAD  
WESTLAKE, FL 33470

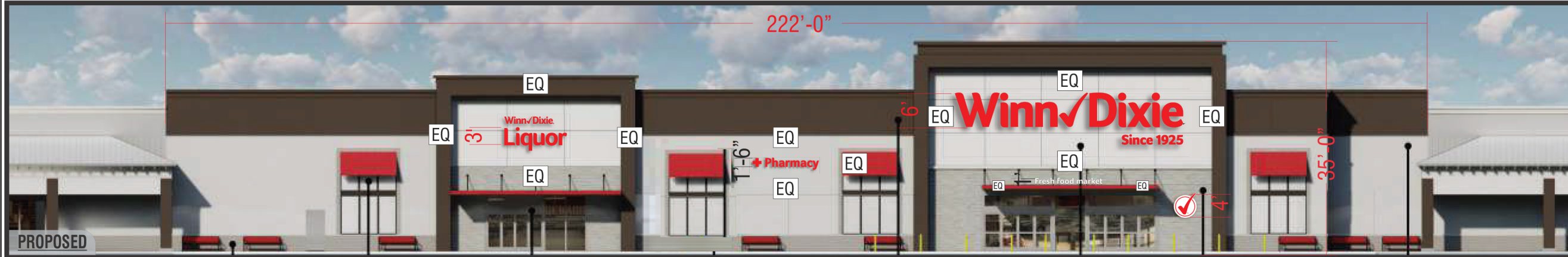
H: MARKETING DESIGN / CDR / W / WINN DIXIE / WESTLAKE, FL #213.cdr



DEPARTMENT:  
ART



FRONT ELEVATION W/ PROPOSED SIGNAGE



PROPOSED

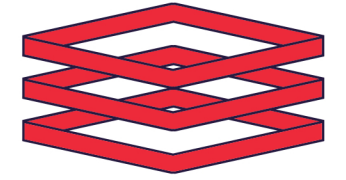
EXISTING

SIGN	SIZE	SQ FT
<b>Winn-Dixie</b> Since 1925	6'-0"	239.53
Winn-Dixie <b>Liquor</b>	3'-0"	54.58
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PROPOSED SQUARE FOOTAGE: 335.80

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COLOR NOTES

REVISION

1.	07.06.21 MW
2.	10.19.21 MW
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4.	XXXXX

ARTIST

MW

CLIENT

WINN DIXIE

SCALE

1" = 20'-0"

DATE

06.17.21

LOCATION

5042 SEMINOLE PRATT WHITNEY ROAD  
WESTLAKE, FL 33470

H: MARKETING DESIGN / CDR / W / WINN DIXIE / WESTLAKE, FL #213.cdr



DEPARTMENT:  
ART

**File Attachments for Item:**

**B. SPR-2021-14:** Application of Minto PBLH, LLC for a **Site Plan Review** of a 227,000 square feet light-industrial warehouse development within Pod H, Parcel G at Westlake Landings. The application includes a one-story North Building with 146,149 square feet; a one-story South Building with 80,851 square feet; and an outdoor screened storage area of maximum 22,700 square feet. The North Building is located at 4851 Seminole Pratt Whitney Road, and the South Building is located at 4821 Seminole Pratt Whitney Road, Westlake, Florida, 33470.

**Submitted By:** Planning and Zoning



# Meeting Agenda Item Coversheet

<b>MEETING DATE:</b>	3/14/22	<b>Submitted By:</b> Planning and Zoning	
<b>SUBJECT:</b> <i>This will be the name of the Item as it will appear on the Agenda</i>	<b>SPR-2021-14:</b> Application of Minto PBLH, LLC for a Site Plan Review of a 227,000 square feet light-industrial warehouse development within Pod H, Parcel G at Westlake Landings. The application includes a one-story North Building with 146,149 square feet; a one-story South Building with 80,851 square feet; and an outdoor screened storage area of maximum 22,700 square feet. The North Building is located at 4851 Seminole Pratt Whitney Road, and the South Building is located at 4821 Seminole Pratt Whitney Road, Westlake, Florida, 33470.		
<b>STAFF RECOMMENDATION:</b> (MOTION READY)	<p>Recommendation for approval of the Westlake Warehouse, Parcel G, Site Plan Review <b>with following conditions.</b></p> <ol style="list-style-type: none"> <li>1. All uses must be in compliance with the Code definition of "light Industrial Uses".</li> <li>2. Overnight storage or parking of delivery vehicles or trucks shall not be permitted on the property except within the designated areas.</li> <li>3. Repair or maintenance of vehicles shall not be permitted on the property, excluding emergency repairs.</li> <li>4. Stacking of pods and containers are prohibited.</li> <li>5. All fencing for outdoor storage areas shall not to exceed 10% gross square footage (maximum 22,700 sq. ft.).</li> <li>6. Stored materials shall not exceed the height of the fence and shall not extend out from the back bay of the building no more than sixty (60) feet.</li> <li>7. All chainlink fence shall be black vinyl coated with opaque slats.</li> </ol>		
<b>SUMMARY and/or JUSTIFICATION:</b>	<p>The applicant is requesting approval of a Site Plan Review for a 227,000 sq. ft light-industrial warehouse development which includes two (2) one-story buildings with 146,149 sq. ft. and 80,851 sq. ft. respectively. The subject application is including an outdoor storage yard of 22,700 sq. ft. maximum area.</p> <p>The applicant is also requesting a waiver from Chapter 3. Table 3-12 (1)(b)(b) to increase the chainlink fence height around the outside storage area from 6 feet to 8 feet for screening purposes. The proposed 17.41-acre development is located within the southern portion of Westlake Landings formerly known as Pod H, on lot 2 of Parcel G</p>		
<b>SELECT, if applicable</b>	<b>AGREEMENT:</b>		<b>BUDGET:</b>
	<b>STAFF REPORT:</b>	X	<b>PROCLAMATION:</b>
	<b>EXHIBIT(S):</b>	X	<b>OTHER:</b>
<b>IDENTIFY EACH ATTACHMENT.</b> <i>For example, an agreement may have 2 exhibits, identify the agreement and Exhibit A and Exhibit B</i>	<p>Agenda Item Sheet          Legal Ad          Final Staff Report          Application          Justification Statement with users          Site Plan          Fence Cut Sheet</p>		

	Landscape Plans Intention Doc Overall Master Plan Line of sight for north and south building		
<b>SELECT, if applicable</b>	<b>RESOLUTION:</b>		<b>ORDINANCE:</b>
<b>IDENTIFY FULL RESOLUTION OR ORDINANCE TITLE</b> <i>(if Item is <b>not</b> a Resolution or Ordinance, please erase all default text from this field's textbox and leave blank)</i> <b><u>Please keep text indented.</u></b>			
<b>FISCAL IMPACT (if any):</b>			€





## City of Westlake

### Planning and Zoning Department – Staff Report

City Council Meeting 3/14/2022

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#### PETITION DESCRIPTION

**PETITION NUMBER:** SPR-2021-14 Westlake Warehouse (Parcel G) Site Plan Review  
**OWNER:** Minto PBLH, LLC  
**APPLICANT:** Cotleur & Hearing  
**ADDRESS:** Northern Warehouse: 4851 Seminole Pratt Whitney Road  
Southern Warehouse: 4821 Seminole Pratt Whitney Road  
**PCN:** 77-40-43-01-17-000-0020  
**REQUEST:** The applicant is requesting approval of a Site Plan Review for a 227,000 square feet (sq. ft.) of light-industrial warehouse development. The application includes a one-story north building with 146,149 sq. ft.; and a one-story south building with 80,851 sq.ft. within Pod H, Parcel G at Westlake Landing.

Note: The subject application does NOT include signage since the applicant is applying for a Master Sign Plan concurrently.

#### SUMMARY

The applicant is requesting approval of a Site Plan Review for a 227,000 sq. ft light-industrial warehouse development which includes two (2) one-story buildings with 146,149 sq. ft. and 80,851 sq. ft. respectively. The subject application is including an outdoor storage yard of 22,700 sq. ft. maximum area.

The applicant is also requesting a waiver from Chapter 3. Table 3-12 (1)(b)(b) to increase the chainlink fence height around the outside storage area from 6 feet to 8 feet for screening purposes. The proposed 17.41-acre development is located within the southern portion of Westlake Landings formerly known as Pod H, on lot 2 of Parcel G.

#### STAFF RECOMMENDATION

Based upon the facts and findings contained herein, the **Engineering Department** recommends approval of the subject application. The **Planning and Zoning Department** recommends approval of the above referenced application with the following conditions of approval:

1. All uses must be in compliance with the Code definition of “light Industrial Uses”.
2. Overnight storage or parking of delivery vehicles or trucks shall not be permitted on the property except within the designated areas.
3. Repair or maintenance of vehicles shall not be permitted on the property, excluding emergency repairs.
4. Stacking of pods and containers are prohibited.
5. All fencing for outdoor storage areas shall not to exceed 10% gross square footage (maximum 22,700 sq. ft.).
6. Stored materials shall not exceed the height of the fence and shall not extend out from the back bay of the building no more than sixty (60) feet.
7. All chainlink fence shall be black vinyl coated with opaque slats.

**PETITION FACTS**

- a. Total Gross Site Area: 17.41 acres
- b. Building Data: North Building 146,149 sq. ft.; South Building 80, 851 sq. ft. (total 227,000 Sq. Ft. for light-industrial warehouse)
- c. Land Use and Zoning
  - Existing Land Use: Vacant/Agricultural/Utility
  - Future Land Use: Mixed Use
  - Zoning: Mixed Use

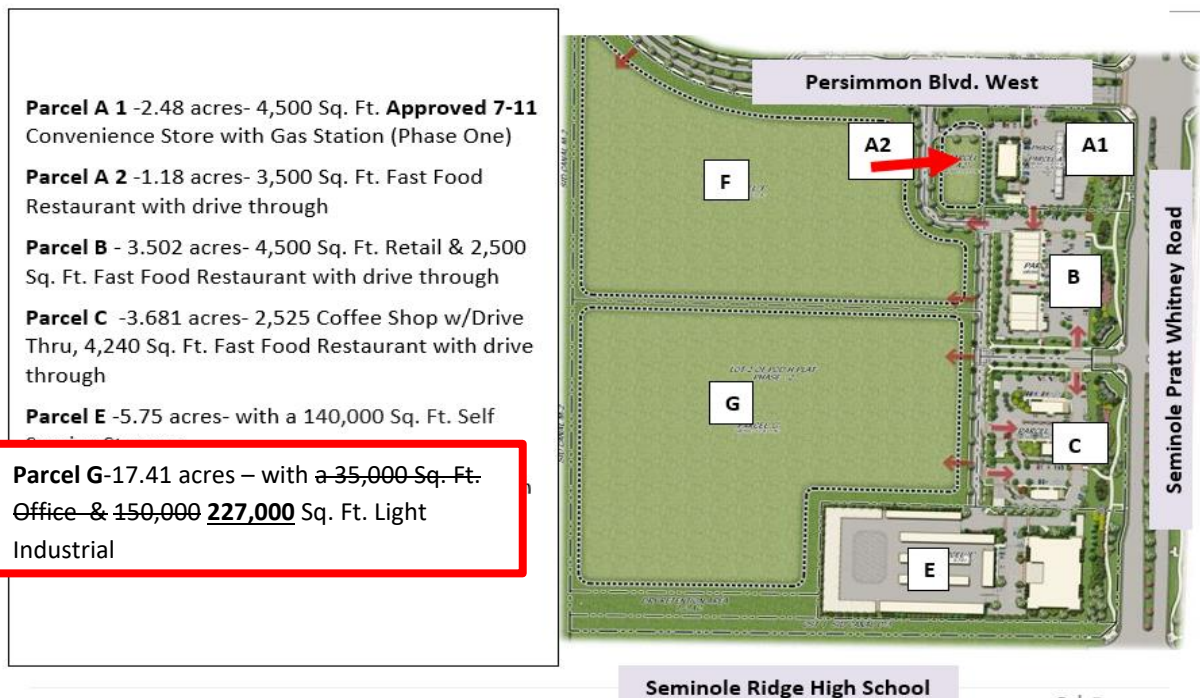
	FUTURE LAND USE	ZONING
<b>SUBJECT PROPERTY</b>	Mixed Use	Mixed Use
<b>NORTH</b>	Mixed Use	Mixed Use
<b>SOUTH</b>	Mixed Use	Mixed Use
<b>EAST</b>	Mixed Use & Civic	Mixed Use
<b>WEST</b>	Mixed Use	Mixed Use



## BACKGROUND

The subject application is part of Phase Two of a 50.826-acres Commercial Plaza known as Westlake Landings in Pod H. A Master Site Plan Amendment for *Pod H "Westlake Landings"* was previously approved on June 14, 2021, by the City Council through Resolution 2021-08. On November 22<sup>th</sup>, 2021, City Council approved a second amendment (SPM-2021-02) application request to eliminate the lot lines between Parcels B-1 and B-2, and between Parcels C and D; and subdividing the property by metes and bounds.

On January 18, 2022, City Council approved a Master Plan Amendment modifying the previously approved entitlement of Parcel G from Office Use to **Light Industrial Use** and increasing the square footage from 158,000 sq. ft. to 227,000 sq. ft. The subject application is to construct a 227,000 sq. ft. light industrial warehouse facility on 17.41 acres within Parcel G.



## STAFF ANALYSIS

**Parcel G** (17.41 acres), includes internal sidewalks, pedestrian and bicycle connectivity to the multimodal path along Seminole Pratt Whitney Road as previously approved by the Master Plan Amendment, along with the following structures and site improvements:

1. 227,000 sq. ft. light-industrial warehouse development.
2. Accessways to Plaza from Seminole Pratt Whitney Blvd. and Persimmon Blvd.
3. Sidewalk connecting multimodal pathway on the Rural Parkway Easement.
4. Interior Sidewalks.
5. Truck and Trailer Parking.

The city code Chapter 1, Article 1.2, Interpretations, Section 1, Definitions and Acronyms, defines Light Industrial as follows:

**LIGHT INDUSTRIAL USES:** *Land uses that include construction operation and storage facilities, manufacturing, assembly, processing or storage of products when such activities have minimal and inoffensive external impacts such as smoke, noise, dust, soot, dirt, vibration, stench, or adverse visual impacts on the surrounding neighborhood. Light industrial uses may include research and development technology centers including server farms, medical and dental laboratories, warehouse and/or distribution centers, and recycling centers. Light industrial uses shall not include mining and extraction industries, electrical generation plants, or regional sewer treatment plants.*

The above definition will serve as the basis to determine allowable uses, and their potential impact in terms of smoke, noise, dust, soot, dirt, vibration, stench, or adverse visual effect. The applicant provided the below representative uses that could be placed at the warehouse:

- Food Distribution
- Air Conditioning Supply
- Plumbing Supply
- Contractor Supply Store
- Granite & Marble Supply
- General Contractor Office & Supply
- Water Bottling & Distribution
- Beverage Supply & Distribution
- Electrical Supply & Distribution
- Flooring & Tile Supply & Distribution
- Glass & Windows Supply & Distribution
- Indoor Storage of Goods including Automobiles
- Furniture Storage & Distribution
- Appliance Storage & Distribution
- Automotive Parts Assembly
- Electronic Supply & Distribution
- Food Supply & Distribution
- Equipment Rental & Supply
- Party Rental & Supply
- Medical Supply & Distribution
- Medical & Pharma Laboratories & Research Centers
- Cosmetics Supply & Distribution
- Moving & Storage Companies
- Package Delivery & Distribution
- Light Manufacturing & Assembly of Goods, including but not limited to Medical (Computers, Pharmaceuticals, Laboratories, Electronics, Household Goods)

## Fencing

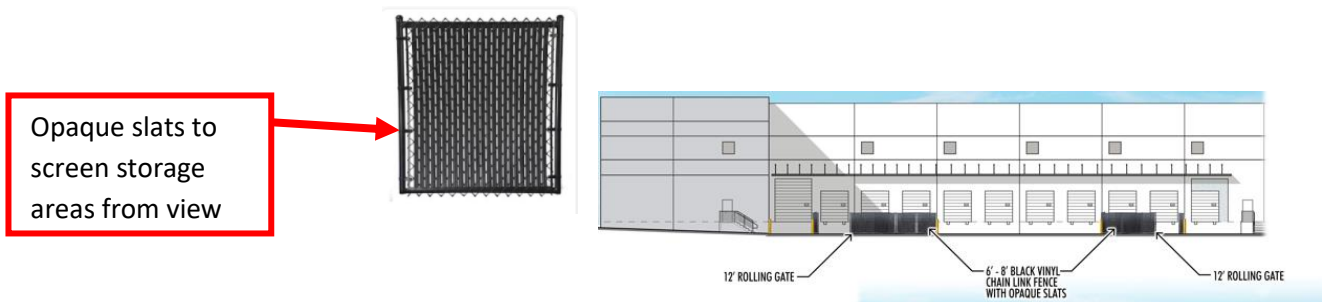
City Code limits fence height to 6 feet per Chapter 3, Zoning Districts and Standards, Section 3: Mixed Use (MU), (B) Requirements, (2) Non-residential, (1) Accessory Structures:

- (1) **Accessory Structures.** Accessory structures shall be permitted pursuant to the requirements below:
- (a) Unless otherwise specified below, accessory structures are subject to the same setback and height requirements as the principle structure.
  - (b) The following structures are subject to the following additional requirements:
    - (i) Fences and walls.
      - a. The minimum front setback for fences and walls is 10 feet. Fences and walls are not subject to any other setback requirements.
      - b. The maximum height of a wall or fence shall be 6 feet; except for fences or walls for an athletic training facility, which have a maximum height of 8 feet. The City Council may approve additional fence height for purposes of protecting public health, safety, or welfare.

The applicant is requesting to allow an 8 (eight) foot black vinyl fence with opaque slats on the rear of the buildings for tenants. The purpose for the additional height is to ensure proper screening of unsightly materials from the ancillary outdoor storage.

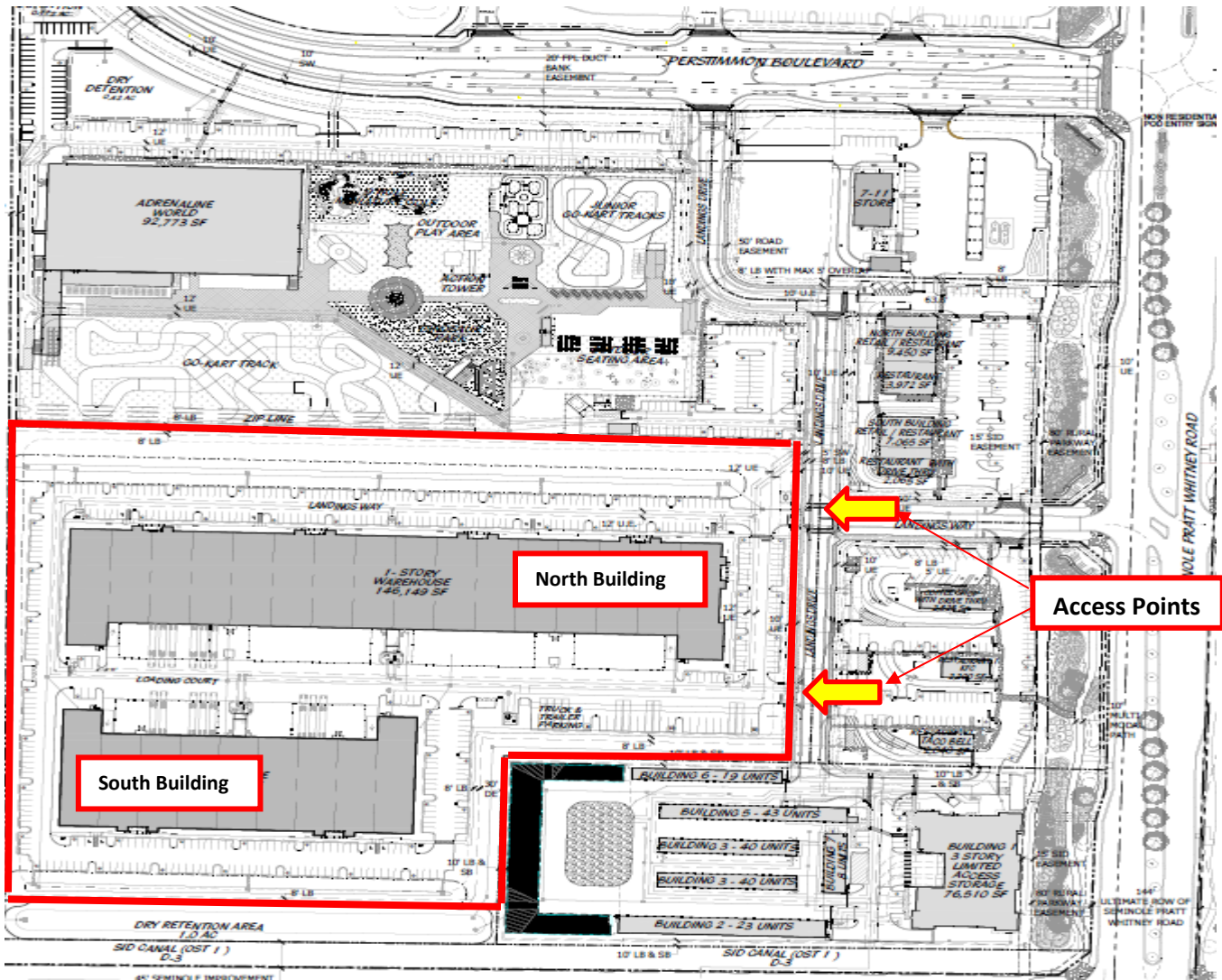
Each tenant will be required to adhere to City Code to refrain from unsightly conditions in the rear of the North and South Building. Whereas some may utilize the back of the building for outside storage, a black fence with opaque slats will be required (*see condition of approval*) to decrease visual impacts. Staff has worked closely with the applicant make sure any outside storage or staging performed by tenants of the proposed warehouse will be screened from public view.

The tenant specific outdoor storage shall be limited to 10% of the gross building area (22,700 sq. ft. max) and will be fully screened with 8' high heavy gauge black vinyl fence with opaque PVC slats (*see condition of approval*).





## PARCEL G, WESTLAKE WAREHOUSE OVERVIEW



The following table presents compliance with applicable zoning code:

ZONING DISTRICT MIXED USE	REQUIRED BY CODE	PROPOSED	COMMENTS
Setbacks			
Front	<b>Main Structure:</b> 30'	<b>North Building:</b> 120.4' <b>South Building:</b> 116.3'	<i>In compliance</i>
Rear	<b>Main Structure:</b> 10'	<b>North Building:</b> 78.9' <b>South Building:</b> 72'	<i>In compliance</i>
Side Yard - South	<b>Main Structure:</b> 10'	<b>North Building:</b> 190' <b>South Building:</b> 120.9'	<i>In compliance</i>
Side Yard - North	<b>Main Structure:</b> 10'	<b>North Building:</b> 165.9 <b>South Building:</b> 190'	<i>In compliance</i>
Lot Coverage	Max Lot Coverage: 45%	30%	<i>In compliance</i>
Building Height	120 ft. max	50'	<i>In compliance</i>
Parking	Required parking: (1/2400 SF and 1/300 SF Office) = 322 spaces, 9 ADA, 5 Loading  LSEV = 6 Spaces	421 provided 9 ADA 28 Box and Trailer Parking  6 LSEV spaces	<i>In compliance</i>
Sidewalks	Pedestrian walkways must be a minimum of 5 ft. wide	5+ ft.	<i>In compliance</i>
Minimum Previous/ Open Space	Minimum 25%	31%	<i>In compliance</i>
Bike Racks	5% of parking required. Total: 16	20 provided	<i>In compliance</i>

## DESIGN AND AESTHETICS

Design and aesthetics are paramount to the vision and goals of the City of Westlake. This development will be a new warehouse facility of the City's vibrant Seminole Pratt Whitney corridor and will continue to set the standards and precedents for future developments. Since the City of Westlake is positioned to become a dynamic center of the western surrounding communities, it is critical that the proposed development be consistent with the City's vision and guiding principles.

### City's Comprehensive Plan and Vision

The City of Westlake Comprehensive Plan adopted in 2018 includes a Data and Analysis section that define the City's Vision and Guiding Principles. These are the building blocks of the City, and they were formulated by the City Council through a series of workshops. "Build City Character and Identity" guiding principle emphasizes how important is aesthetics and design for the City's identity and urban character. The subject document includes the following key paragraphs:

#### *The City's Guiding Principles*

##### ***Build City Character and Identity***

*The City will promote economic development and provide for attractive public spaces through the coordination of building architecture, site design, and streetscape improvements.*

##### *Grow A Vibrant Economy*

*The City will work towards becoming a Sustainable Community with an environmentally, socially, and economically healthy and resilient City for existing and future populations. A healthy and sustainable business environment will be promoted through investment in efficient infrastructure, the provision of incentives, and by fostering development of a community that is attractive to employers and their workers. The Plan will seek to enhance the City's competitive advantage and to attract high quality companies, entrepreneurs, and knowledge-based businesses to the area.*

## ARCHITECTURAL ELEVATIONS

### North Building





**North Building (North Elevation)**



**North Building (East Elevation)**



**North Building (South Elevation)**



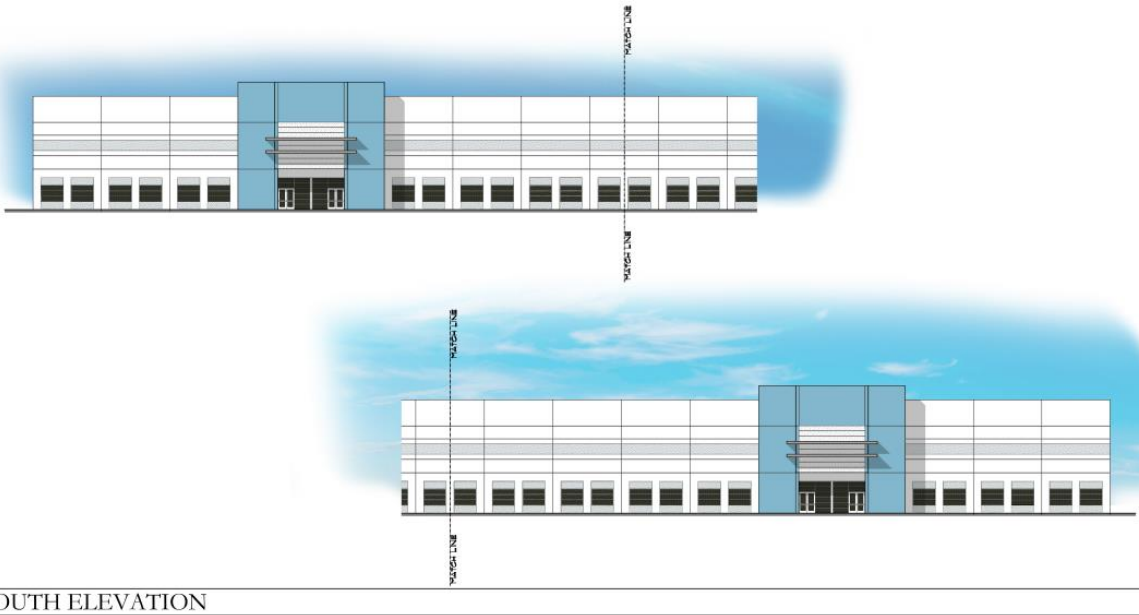
**North Building (West Elevation)**



### South Building



### South Building (South Elevation)

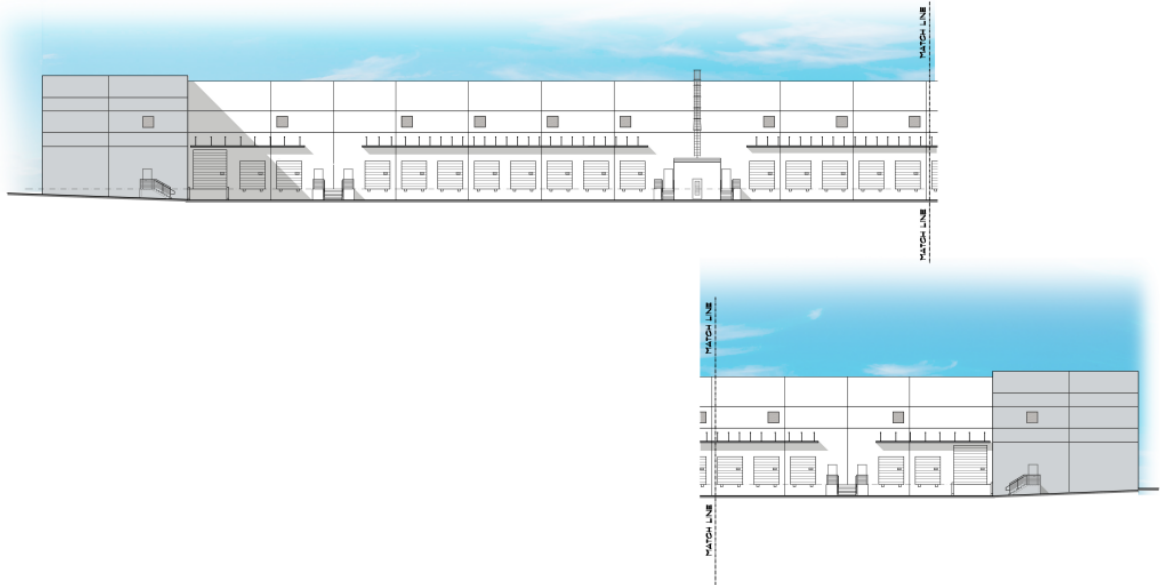


### South Building (West Elevation)



**WEST ELEVATION**

### South Building (North Elevation)



**NORTH ELEVATION**

## South Building (East Elevation)



### EAST ELEVATION

#### Landscape

The preliminary landscape plan for Pod H, Parcel G Warehouse exhibits perimeter landscape buffers, building foundation planting, parking lot landscaping, and landscaping surrounding ground and monument signs. The landscape design is in compliance with City Code.

#### Drainage

Proposed stormwater runoff from the site will be directed to on-site inlets and storm sewers then connected to the Master Stormwater System for water quality treatment and attenuation. Legal positive outfall is available via connection to the Master Stormwater System which ultimately discharges to the SID system.

#### Traffic

The total trips projected for this application do not exceed the approved trips for Westlake per Palm Beach County's Traffic Performance Standards (TPS) and the City's Code.

#### Fire Rescue

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

#### STAFF RECOMMENDATION

Based upon the facts and findings contained herein, the **Engineering Department** recommends approval of the subject application. The **Planning and Zoning Department** recommends approval of the above referenced application with the following conditions of approval:

1. All uses must be in compliance with the Code definition of "light Industrial Uses".
2. Overnight storage or parking of delivery vehicles or trucks shall not be permitted on the

- property except within the designated areas.
3. Repair or maintenance of vehicles shall not be permitted on the property, excluding emergency repairs.
  4. Stacking of pods and containers are prohibited.
  5. All fencing for outdoor storage areas shall not to exceed 10% gross square footage (maximum 22,700 sq. ft.).
  6. Stored materials shall not exceed the height of the fence and shall not extend out from the back bay of the building no more than sixty (60) feet.
  7. All chainlink fence shall be black vinyl coated with opaque slats.



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

<b>DEPARTMENTAL USE ONLY</b>	
Ck. #	_____
Fee:	_____
Intake Date:	_____
PROJECT #	<input type="text"/>

**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:** Westlake Landings, Parcel G – Warehouse (SPR-2021-14)

**PROJECT ADDRESS:** 4807 – 4899 Seminole Pratt Whitney Road

**DESCRIPTION OF PROJECT:** Westlake Landings, Light Industrial Warehouse proposed on Parcel G in Pod H.

Property Control Number (PCN), list additional on a separate sheet: 77-40-43-01-17-000-0020

Estimated project cost: TBD

**Property Owner(s) of Record (Developer)** Minto PBLH LLC (Contract Purchaser: Mitchell Property Realty, Inc.)

Address: 16604 Town Center Pkwy N, 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: Cotleur & Hearing

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

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



**II. LAND USE & ZONING**

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

C) Existing Use(s) Vacant/Agriculture/Utility

D) Proposed Use(s), as applicable Light Industrial Warehouse

**III. ADJACENT PROPERTIES**

	Name of Business/ Subdivision	Land Use Designation	Zoning Designation	Existing Use(s)	Approved Use(s)
<b>NORTH</b>	Westlake Landings, Parcel F - Adrenaline World	Mixed Use	Mixed Use	Vacant- Approved November 2021	Mixed Use - Recreation
<b>SOUTH</b>	Seminole Ridge HS/Westlake Landings, Parcel E Self-Storage	Civic/Mixed Use	Civic – Education/Mixed Use	Public School/Vacant – Approved November 2021	Public School/ Self-Storage
<b>EAST</b>	Westlake Landings Parcels B & C – Shoppes of Westlake Landings	Mixed Use	Mixed Use	Vacant – Approved November 2021	Retail/Restaurants/Fast- Food Drive-Thru Restaurants
<b>WEST</b>	Loxahatchee	Rural Residential	Residential	Rural Residential	Rural Residential

**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

12-16-21  
Date

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

[Signature]  
Applicant/Agent's Signature

12-21-21  
Date

***POD H, Parcel G  
Warehouse  
Site Plan Review  
SPR-2021-14  
Justification Statement***  
~~Revised: January 20, 2022~~  
Revised: February 09, 2022

### **Introduction**

The Applicant (Mitchell Property Realty, Inc.) is requesting approval of a Site Plan for a light industrial warehouse. This facility is to be located within the southern portion of Westlake Landings (formerly Pod H), Westlake Landings, on Lot 2 of Parcel G. The plat of Westlake Landings has been previously approved. Parcel G contains 17.41 acres.

### **Background**

The Minto Westlake site is located East and West of Seminole Pratt Whitney Blvd., South of 60<sup>th</sup> Street North, and North of 50<sup>th</sup> Street N, East of Mead Hill Drive, and 44<sup>th</sup> Street North, East of 190<sup>th</sup> Terrace North and West of 140<sup>th</sup> 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.

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

### **Historic and Recent Planning and Zoning Entitlements**

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



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

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

### **Subject Request**

The Applicant is requesting site plan approval a light industrial warehouse facility within the southern portion of Westlake Landings (formerly referred to as Pod H) , to be located on Lot 2, Parcel G. The warehouse site is a 17.41-acre site.

Westlake Landings is situated west of Seminole Pratt Whitney Road, south of Persimmon Boulevard and north of Seminole Ridge High School. The Final Subdivision Plan was previously approved on July 24, 2019, and on October 28, 2019, Resolution No. 2019-36 approved the Plat for Westlake Landings. Moving forward, Westlake Landings will be sub-divided by metes and bounds, whereby no additional platting will be necessary. Individual parcels within Westlake Landings have been established by metes and bounds.

Pursuant to Chapter 1 of the City's Code:

**LIGHT INDUSTRIAL USES:** Land uses that include construction operation and storage facilities, manufacturing, assembly, processing or storage of products when such activities have minimal and inoffensive external impacts such as smoke, noise, dust, soot, dirt, vibration, stench, or adverse visual impacts on the surrounding neighborhood. Light industrial uses may include research and development technology centers including server farms, medical and dental laboratories, warehouse and/or distribution centers, and recycling centers. Light industrial uses shall not include mining and extraction industries, electrical generation plants, or regional sewer treatment plants.

Possible Light Industrial uses include, but are not limited to, storage, light manufacturing, distribution, assembly, and laboratories. Examples may include but are not limited to (a) building supply distribution centers such as electrical or plumbing, (b) medical supply distribution centers for all different types of pharma, (c) moving companies, (d) general storage of all types of materials, (e) package delivery corporations, (f) air conditioning, windows, or tile fabricator, and (g) wholesalers such as hardware, furniture, or cosmetics. **(Please refer to "Attachment A" which includes a representative list of potential tenant uses).**

Westlake Landings, and therefore, Lot 2-Parcel G, have a Mixed-Use zoning designation allowing commercial, retail, and industrial uses. The site plan for the light Industrial warehouse will be processed in accordance with Article 3 “Zoning Districts” of the Westlake Code of Ordinances. The subject site maintains a Land Use designation of Downtown Mixed Use and a Zoning designation of Mixed Use and is subject to site plan review and approval. The proposed slight industrial warehouse is considered a permitted use within the Mixed-Use Zoning District. The site development plan will require approval by the Westlake City Council with public notice as required by Article 2, Table 2.3. All of the proposed uses are permitted uses (**P**) within the Mixed Use (**MU**) zoning district as defined by Article 3 Table 3-20 of the City of Westlake Code of Ordinances.

Access to the site is available from Landings Way, which is the main access to Westlake Landings from Seminole Pratt Whitney. The site can also be accessed at the same location from the north-south road servicing Westlake Landings (Landings Drive). The site plan proposes a total of 227,000 sq.ft. of light industrial warehouse use in 2 buildings. The site design provides a central interior loading court which is well screened from public view. Parking and access to individual tenant spaces occurs around the perimeter of the buildings.

The rear loading areas of the buildings may provide two or more fenced in ancillary outdoor storage areas. Tenant specific outdoor storage shall be limited to 10% of the gross building area (22,700 sf) and will be fully screened with 8’ height heavy gauge black vinyl fence with opaque PVC slats (**a cut sheet of the fence is also attached**). Stored materials shall not exceed the height of the fence and will extend out from the back bay of the building no more than sixty (60) feet, as shown on the site plan. The fenced areas, as designated on the site plan, are conceptual only. These areas, if required by the specific tenant, are intended to be used for ancillary outdoor storage (please note, in order to provide perspective, the site plan depicts double the amount of fenced storage areas than will ever be permitted).

The landscape plan responds to the use of the site. The landscape design responds to and reinforces the architecture of the proposed buildings.

A master sign plan has been submitted concurrently with the site plan and details the proposed principal structure and building identification, as well as the ground and wall signs for the proposed tenants to occupy space in the warehouse building.

### **Conclusion**

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

FF

Attachments/

## *POD H, Parcel G Warehouse*

*SPR-2021-14*

### *Attachment A – List of Potential Tenant Uses*

February 09, 2022

#### **WAREHOUSE USERS**

Pursuant to Chapter 1 of the City's Code:

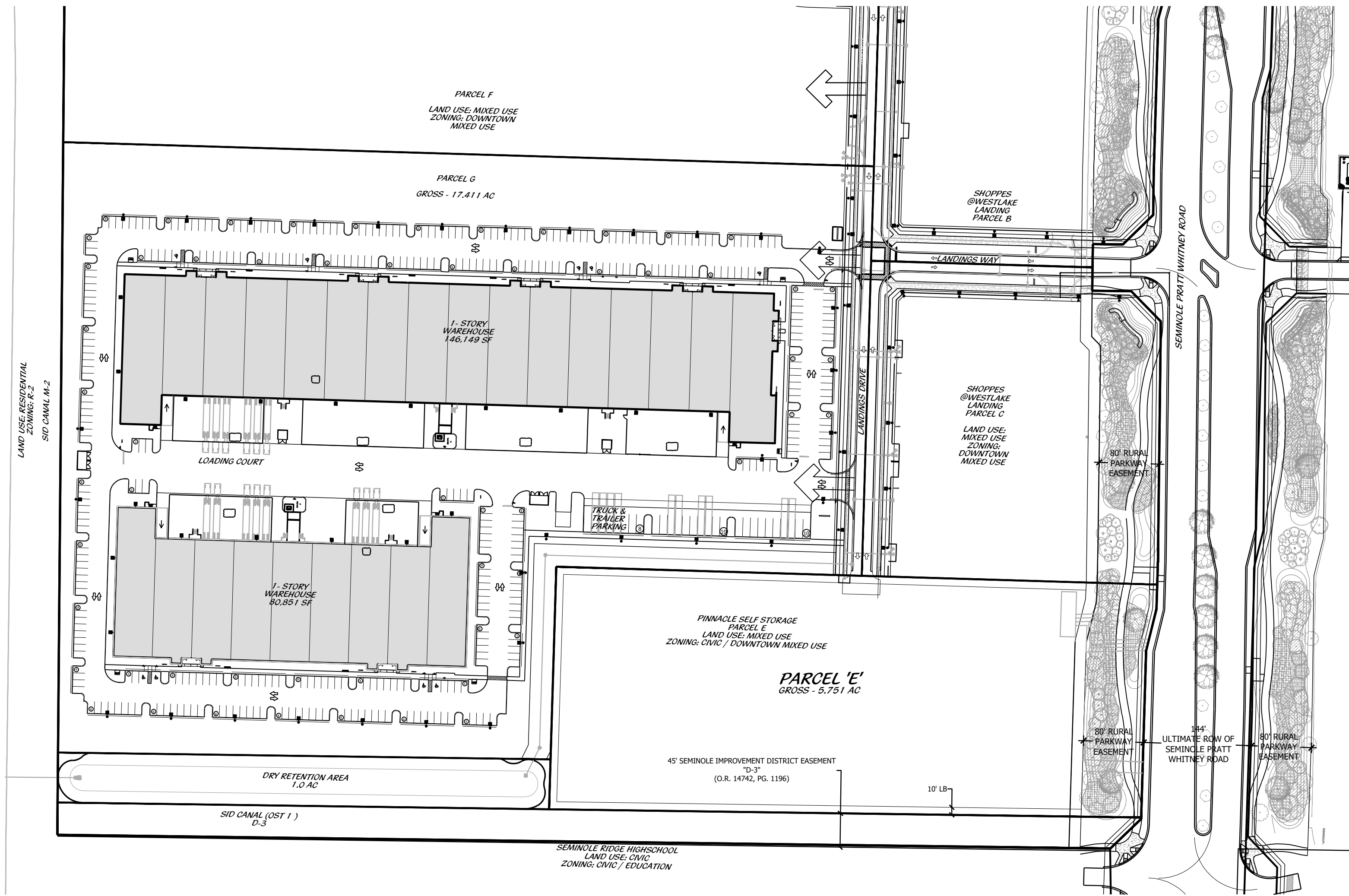
**LIGHT INDUSTRIAL USES:** Land uses that include construction operation and storage facilities, manufacturing, assembly, processing or storage of products when such activities have minimal and inoffensive external impacts such as smoke, noise, dust, soot, dirt, vibration, stench, or adverse visual impacts on the surrounding neighborhood. Light industrial uses may include research and development technology centers including server farms, medical and dental laboratories, warehouse and/or distribution centers, and recycling centers. Light industrial uses shall not include mining and extraction industries, electrical generation plants, or regional sewer treatment plants.

The applicant has not yet begun to secure lease agreements from specific users, and would prefer not to use branded business names as examples of the types of users proposed. Having said that, below is a more specific list of the types of users anticipated to occupy the buildings (include but are not limited to):

- Food Distribution
- Air Conditioning Supply
- Plumbing Supply
- Contractor Supply Store
- Granite & Marble Supply
- General Contractor Office & Supply
- Water Bottling & Distribution
- Beverage Supply & Distribution
- Electrical Supply & Distribution
- Flooring & Tile Supply & Distribution
- Glass & Windows Supply & Distribution
- Indoor Storage of Goods including Automobiles
- Furniture Storage & Distribution
- Appliance Storage & Distribution
- Automotive Parts Assembly
- Electronic Supply & Distribution
- Food Supply & Distribution
- Equipment Rental & Supply
- Party Rental & Supply
- Medical Supply & Distribution
- Medical & Pharma Laboratories & Research Centers
- Cosmetics Supply & Distribution

- Moving & Storage Companies
- Package Delivery & Distribution
- Light Manufacturing & Assembly of Goods, including but not limited to
  - Medical
  - Computers
  - Pharmaceuticals
  - Laboratories
  - Electronics
  - Household Goods
  - Other Clean Industries

# WESTLAKE LANDINGS



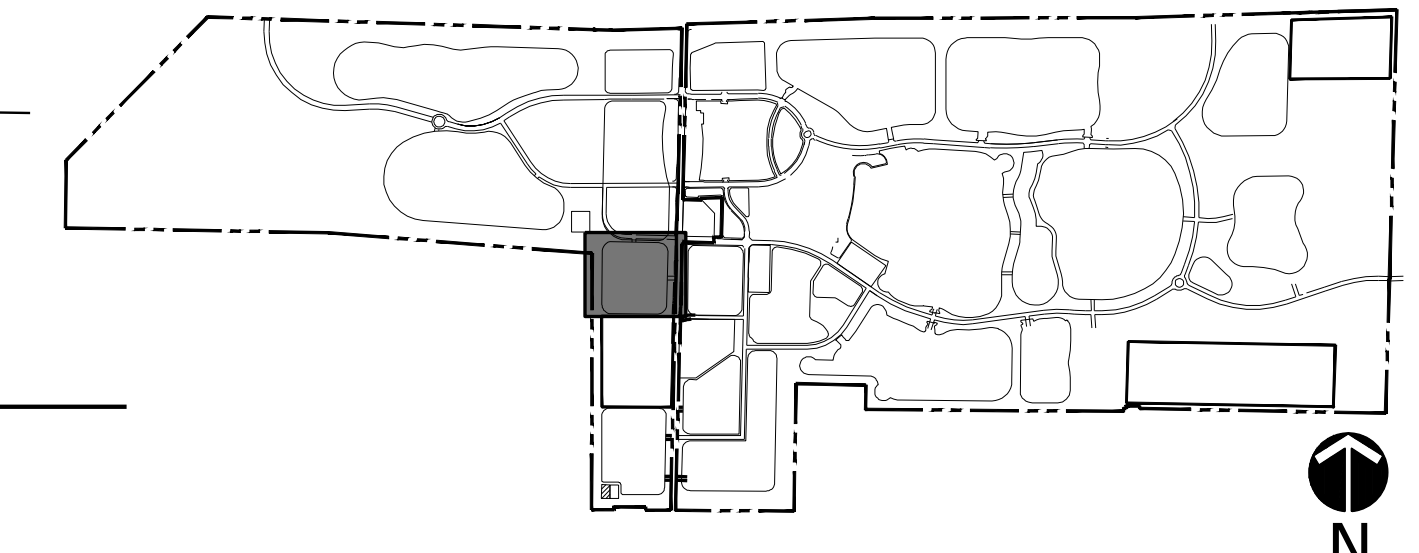
## SHEET INDEX

SHEET 1	COVER PAGE
SHEET 2	SITE PLAN CONTEXT
SHEET 3	DETAILS SITE PLAN
SHEET 4	SITE DETAILS

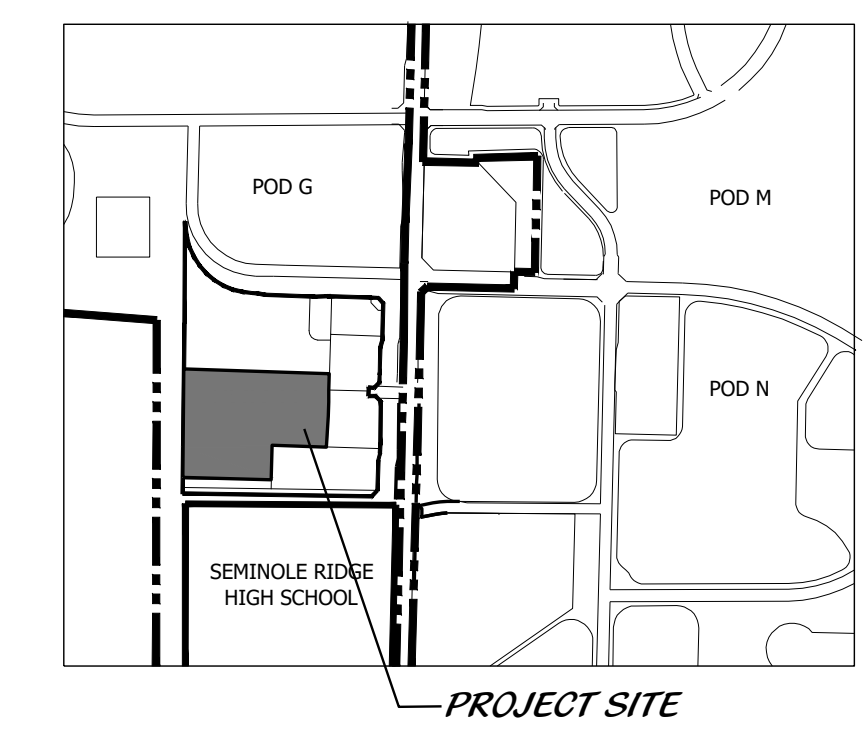
## PROJECT TEAM

<b>PROPERTY OWNER:</b> PBLH, LLC 4406 WEST SAMPLE RD., SUITE 200 COCONUT CREEK, FL 33073 PHONE: 954-973-4400	<b>CIVIL ENGINEER:</b> SIMMONS & WHITE 2581 METROCENTRE BLVD., SUITE 3 WEST PALM BEACH, FL 33407 PHONE: 561-478-7848
<b>DEVELOPER/ APPLICANT:</b> MITCHELL PROPERTY REALTY 2200 NORTH COMMERCE PARK, FORT LAUDERDALE, FL PHONE: 954-224-8111	<b>SURVEYOR:</b> GEOPPOINT SURVEYING, INC. 4152 WEST BLUE HERON BLVD, SUITE 105 RIVIERA BEACH, FLORIDA 33404 PHONE: 561-444-2720
<b>SITE PLANNER/LANDSCAPE ARCHITECT:</b> COTLEUR & HEARING 1934 COMMERCE LANE, SUITE 1 JUPITER, FL 33458 PHONE: 561-747-6336	<b>TRAFFIC ENGINEER:</b> PINDER TROUTMAN CONSULTING, INC. 2005 VISTA PARKWAY, SUITE 111 WEST PALM BEACH, FL 33411-6700 PHONE: 561-296-9698
<b>ARCHITECT:</b> HNM ARCHITECTURE, 3705 NORTH FEDERAL HIGHWAY DELRAY BEACH, FL 33483 PHONE: 561-733-2225	<b>SEMINOLE IMPROVEMENT DISTRICT - ENGINEER:</b> CAULFIELD & WHEELER, INC. 7900 GLADES ROAD, SUITE 100 BOCA RATON, FL 33434 PHONE: 561-392-1991
<b>ENVIRONMENTAL CONSULTANT:</b> EW CONSULTANTS INC 1000 SE MONTEREY COMMONS BLVD. SUITE 201, STUART, FL 34996 PHONE: 772-287-8771	

## LOCATION MAP



## KEY MAP



## GENERAL NOTES

- REFUSE SERVICE SHALL BE ACCOMPLISHED BY WAY OF INDIVIDUAL DUMPSTER AND RECYCLING AS SHOWN ON THE SITE PLAN.
- 10' X 30' SAFE SIGHT TRIANGLE SHALL BE PROVIDED AT THE PROJECTS ENTRY ROADS.
- TYPE D OR F RAISED CONCRETE CURBING SHALL BE PROVIDED AROUND ALL PLANTING ISLANDS WITHIN VEHICULAR USE AREAS.
- RAMPS SHALL BE PROVIDED AT ALL PLAZA, SIDEWALK AND STREET INTERSECTIONS IN ACCORDANCE WITH ADA AND THE FLORIDA HANDICAP ACCESSIBILITY CODE.
- ALL A/C UNITS SHALL BE LOCATED TO THE REAR OR SIDE OF ALL BUILDINGS AND FULLY SCREENED ON THREE SIDES WITH LANDSCAPING.
- THE BUILDING, LANDSCAPE AND LIGHTING DESIGN SHALL MAXIMIZE THE USE OF CPTD DESIGN PRINCIPLES.
- MINIMUM TYPE CONSTRUCTION FOR ALLOWABLE HEIGHT & BUILDING AREA MUST BE COMPLIANCE WITH THE FLORIDA BUILDING CODE T-500 (AFTER OCT. 1, 2005 FBC 2004)
- PROJECT ID SIGNS SHALL BE ILLUMINATED WITH GROUND MOUNTED FIXTURES ON PHOTOCELLS.
- ALL MECHANICAL EQUIPMENT SHALL BE ROOF MOUNTED & SCREENED FROM LINE OF SIGHT BY BUILDING PARAPET.
- ALL GROUND MOUNTED ELECTRICAL & TELECOMMUNICATION BOXES SHALL BE FULL SCREENED WITH LANDSCAPING TO THE TALLEST POINT OF SAID EQUIPMENT.
- OUTDOOR STORAGE AREA SHALL BE LIMITED TO 10% OF THE GROSS PROJECT BUILDINGS SHALL BE PROJECT BUILDING AREA (22,700 SF). OUTDOOR STORAGE AREAS SHALL BE COMPLETELY SCREENED WITH 9' HEAVY GAUGE BLACK VINYL CHAIN LINK FENCE WITH BLACK OPAQUE SLATES. MATERIALS AND GOODS SCREENED WITHIN THE DESIGNATED FENCED AREAS AND SHALL NOT EXCEED 8' (HEIGHT OF FENCE).

## LEGAL DESCRIPTION

**DESCRIPTION:**  
BEING A PORTION OF LOT 2, WESTLAKE - POD H, AS RECORDED IN PLAT BOOK 129, PAGES 135 THROUGH 137, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN A PORTION OF SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
  
COMMENCE AT THE NORTHWEST CORNER OF OPEN SPACE TRACT #1, WESTLAKE - POD H, AS RECORDED IN PLAT BOOK 129, PAGES 135 THROUGH 137, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE N.00°29'31"E., ALONG THE EAST LINE OF THE M-2 CANAL EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 1687, PAGE 1749, AND THE WEST 66.49 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N.00°29'31"E., ALONG SAID EAST 812.66 FEET; THENCE S.88°17'15"E., A DISTANCE OF 1080.37 FEET; THENCE S.01°42'45"W., A DISTANCE OF 545.42 FEET; THENCE N.88°17'15"W., A DISTANCE OF 406.87 FEET; THENCE S.01°42'45"W., A DISTANCE OF 256.57 FEET; THENCE N.89°12'10"W., A DISTANCE OF 655.97 FEET; TO THE POINT OF BEGINNING.

**CONTAINING:** 758,403 SQUARE FEET OR 17.411 ACRES, MORE OR LESS.

Cover Page

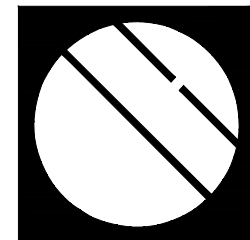
**Cotleur & Hearing**  
Landscape Architects  
Land Planners  
Environmental Consultants  
1934 Commerce Lane  
Suite 1  
Jupiter, Florida 33458  
561.747.6336 · Fax 747.1377  
www.cotleurhearing.com  
Lic# LC-26000535

**WESTLAKE LANDINGS**  
POD H - PARCEL 'G'  
PALM BEACH COUNTY, FL

DESIGNED	DEH
DRAWN	JCO/RNK
APPROVED	DEH
JOB NUMBER	13-0518.05
DATE	12-22-21
REVISIONS	01-20-22 02-09-22

February 09, 2022 7:52:24 a.m.  
Drawing: 13-0518.60.05 SP.DWG

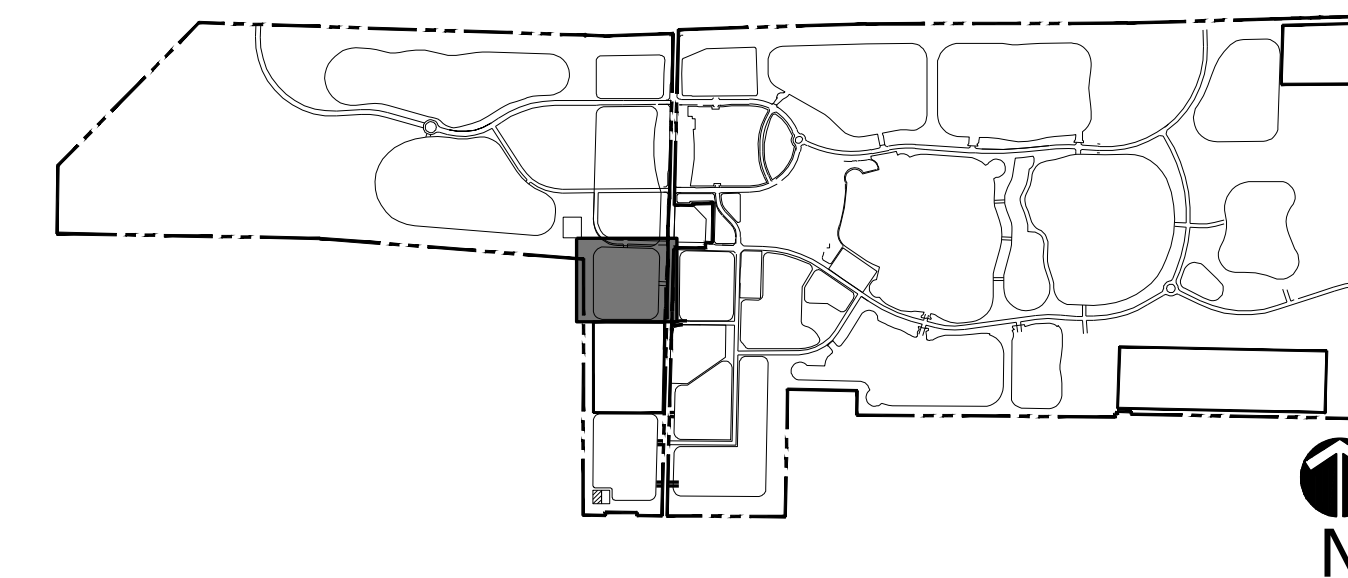




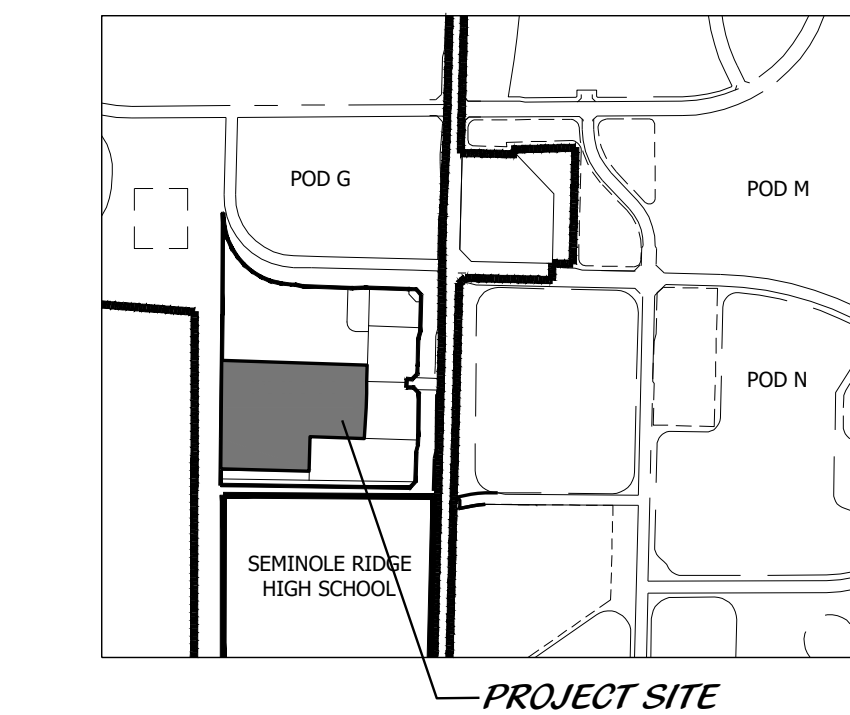
# Cotleur & Hearing

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## LOCATION MAP



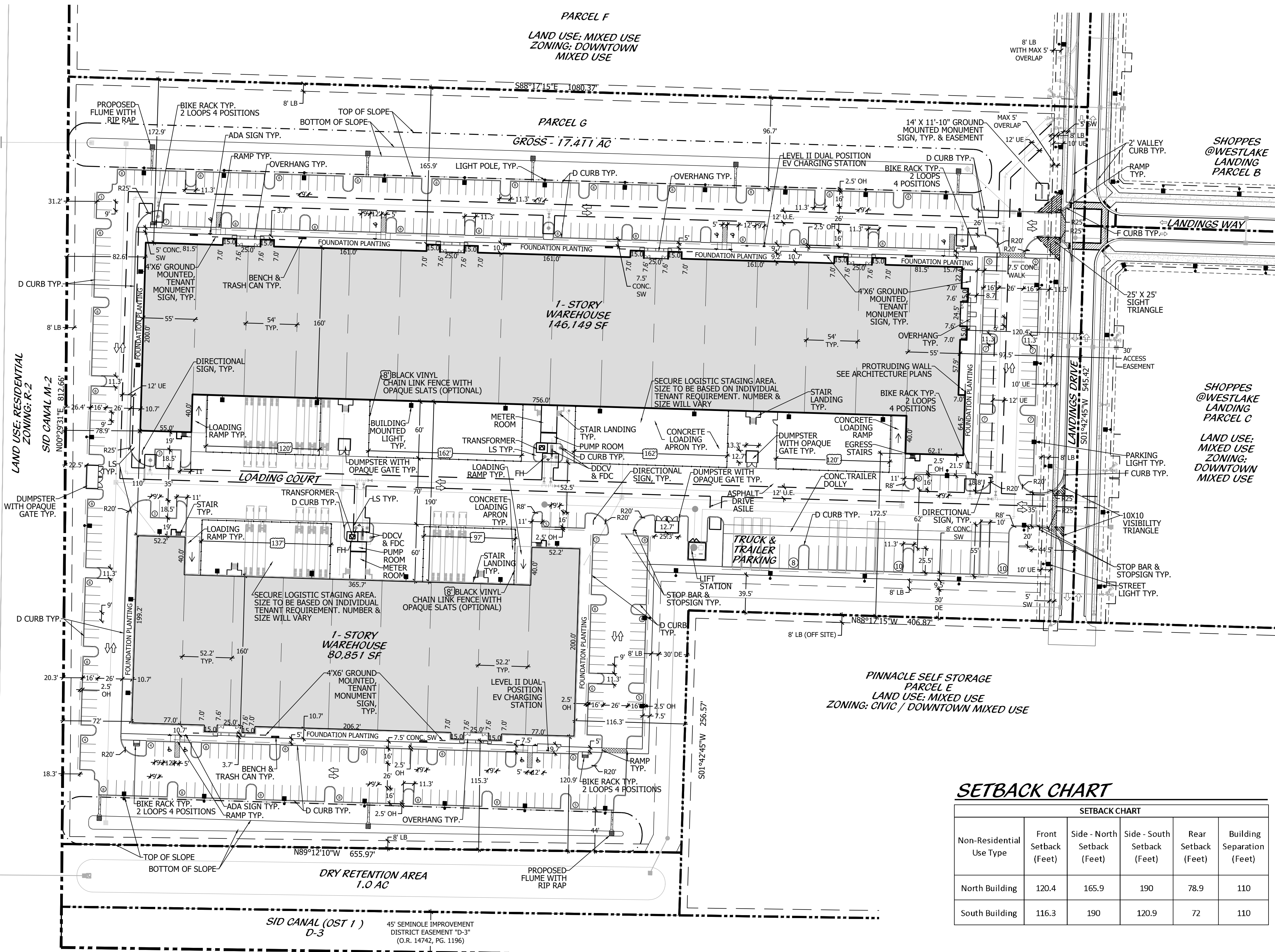
## KEYMAP



# WESTLAKE LANDINGS

## POD H - PARCEL 'G'

### PALM BEACH COUNTY, FL



## SITE DATA

NAME OF APPLICATION	WESTLAKE POD G - WESTLAKE INDUSTRIAL
APPLICATION NUMBER	SPR-2022-14
PROJECT NUMBER	CH-13-0518.00.05
LAST CITY OF WL / POD-H MASTER PLAN / APPROVAL DATE	1.18.2022 (MPPA 2023-04)
FUTURE LAND USE DESIGNATION	DOWNTOWN MIXED USE
EXISTING ZONING DISTRICT	MIXED USE
SECTION / TOWNSHIP / RANGE	13 / 13 / 12
PROPERTY CONTROL NUMBER	77-40-13-01-17-000-0120
EXISTING USE	WICANTY AGRICULTURE/UTILITY
APPROVED USE	MIXED USE
PROPOSED USE	LIGHT INDUSTRIAL, WAREHOUSING W/ ANCILLARY OFFICE BLDG
SITE DATA	SQ.FT. AC. %
TOTAL SITE AREA	758,403.00 17.41 100
BUILDING DATA	SQ.FT. AC. %
TOTAL GROSS FLOOR AREA	227,000 5.21 100%
NORTH BUILDING	146,149 8.96 64%
SOUTH BUILDING	80,851 1.86 36%
BUILDING LOT COVERAGE (NOTE 1)	229,006.10 5.26 30%
BUILDING HEIGHT PROPOSED	1 STORY 9'
MAXIMUM BUILDING HEIGHT PER CODE (NOTE 1)	20'
MAXIMUM FAR PER CODE	3.0
PROPOSED FAR	0.30
PERVIOUS AREA	SQ.FT. AC. %
LANDSCAPE & WATER MANAGEMENT AREAS	238,744.87 5.48 31.88%
SUB TOTAL	238,744.87 5.48 31.88%
IMPERVIOUS AREA	SQ.FT. AC. %
BUILDING FOOTPRINT (NOTE 2)	227,000.00 5.21 29.93%
VEHICULAR USE AREAS & LOADING	268,649.73 6.17 35.42%
SIDEWALK & ENTRY STRIPS	24,008.40 0.53 3.17%
SUB TOTAL	519,658.13 11.93 68.52%
TOTALS	758,403.00 17.41 100.00%
TOTAL PERVIOUS REQUIRED	189,600.75 4.35 25%
TOTAL PERVIOUS PROVIDED	238,744.87 5.48 31%
PARKING	REQUIRED PROVIDED
CAR PARKING STALLS (1/2400 SF + 1/800 SF OFFICE)	322 421
BOX TRUCK & TRAILER PARKING	28
ADA SPACES (INCLUDED IN TOTAL)	9 9
TOTAL LOADING (12' X 35')	5 >5
SITE AMENITIES	REQUIRED PROVIDED
BENCHES	0 7
BIKE RACK (50% OR BECD) PARKING	16 20 (NOTE 4)
LEVEL II EV CHARGING POSITIONS & EVEPS (2% OF RECD. PARKING) (NOTE 7)	6 6 (NOTE 7)
LOW SPEED ELECTRIC VEHICLE (SPV) SPACES (2% NEW TON MARKET 8)	6 6 (NOTE 8)

## SETBACK CHART

Non-Residential Use Type	Front Setback (Feet)	Side - North Setback (Feet)	Side - South Setback (Feet)	Rear Setback (Feet)	Building Separation (Feet)
North Building	120.4	165.9	190	78.9	110
South Building	116.3	190	120.9	72	110

## LEGEND

ADA	AMERICANS WITH DISABILITIES	○	ADA SIGN
LB	LANDSCAPE BUFFER	—	STOP SIGN
DE	DRAINAGE EASEMENT	—	DO NOT ENTER
R	RADIUS	—	GREASE TRAP
OH	OVER HANG	—	TRANSFORMER
SB	SETBACK	—	LEVEL II DUAL ELECTRIC CHARGER
SW	SIDEWALK	—	
EV	ELECTRIC VEHICLE TYPICAL	—	
ELEC TRANS	ELECTRONIC TRANSFORMER	—	

## PDR CHART

Non-Residential Use Type	Minimum Parcel Size (Square Feet)	Minimum Front Setback (Feet)	Minimum Side Setback (Feet)	Minimum Rear Setback (Feet)	Minimum Building Separation (Feet)	Maximum Lot Coverage	Minimum Pervious Percentage of Parcel
Light Industrial	43,560	30	10	10	20	50%	25%

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

## LEGAL DESCRIPTION

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BEING A PORTION OF LOT 2, WESTLAKE - POD H, AS RECORDED IN PLAT BOOK 129, PAGES 135 THROUGH 137, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN A PORTION OF SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
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**CONTAINING:** 758,403 SQUARE FEET OR 17.411 ACRES, MORE OR LESS.

**PROPERTY OWNER:**  
PBLH, LLC  
4406 WEST SAMPLE RD. SUITE 200  
COCONUT CREEK, FL 33073  
PHONE: 954-973-4400

**DEVELOPER / APPLICANT:**  
MITCHELL PROPERTY REALTY  
2200 NORTH COMMERCE PARK,  
FORT LAUDERDALE, FL  
PHONE: 954-224-8111

**ARCHITECT:**  
HNM ARCHITECTURE,  
3705 NORTH FEDERAL HIGHWAY  
DELRAY BEACH, FL 33483  
PHONE: 561-733-2225

**ENVIRONMENTAL CONSULTANT:**  
EW CONSULTANTS INC  
1000 SE MONTEREY COMMONS BLVD.  
SUITE 201,  
STUART, FL 34396  
PHONE: 772-287-8771

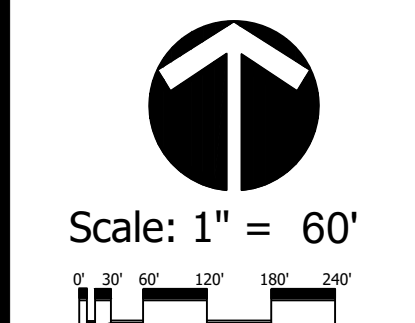
**CIVIL ENGINEER:**  
SIMMONS & WHITE  
2581 METROCENTRE BLVD, SUITE 3  
WEST PALM BEACH, FL 33407  
PHONE: 561-444-7848

**SURVEYOR:**  
GEOPOINT SURVEYING, INC  
4152 WEST BLUE HERON BLVD,  
SUITE 105  
RIVIERA BEACH, FLORIDA 33404  
PHONE: 561-294-2720

**TRAFFIC ENGINEER:**  
PINDER TROUTMAN CONSULTING, INC.  
2005 VISTA PARKWAY,  
SUITE 111  
WEST PALM BEACH, FL 33411-6700  
PHONE: 561-296-9698

**SEMINOLE IMPROVEMENT DISTRICT - ENGINEER:**  
CAULFIELD & WHEELER, INC.  
7900 GLADE ROAD, SUITE 100  
BOCA RATON, FL 33434  
PHONE: 561-392-1991

# Detailed Site Plan

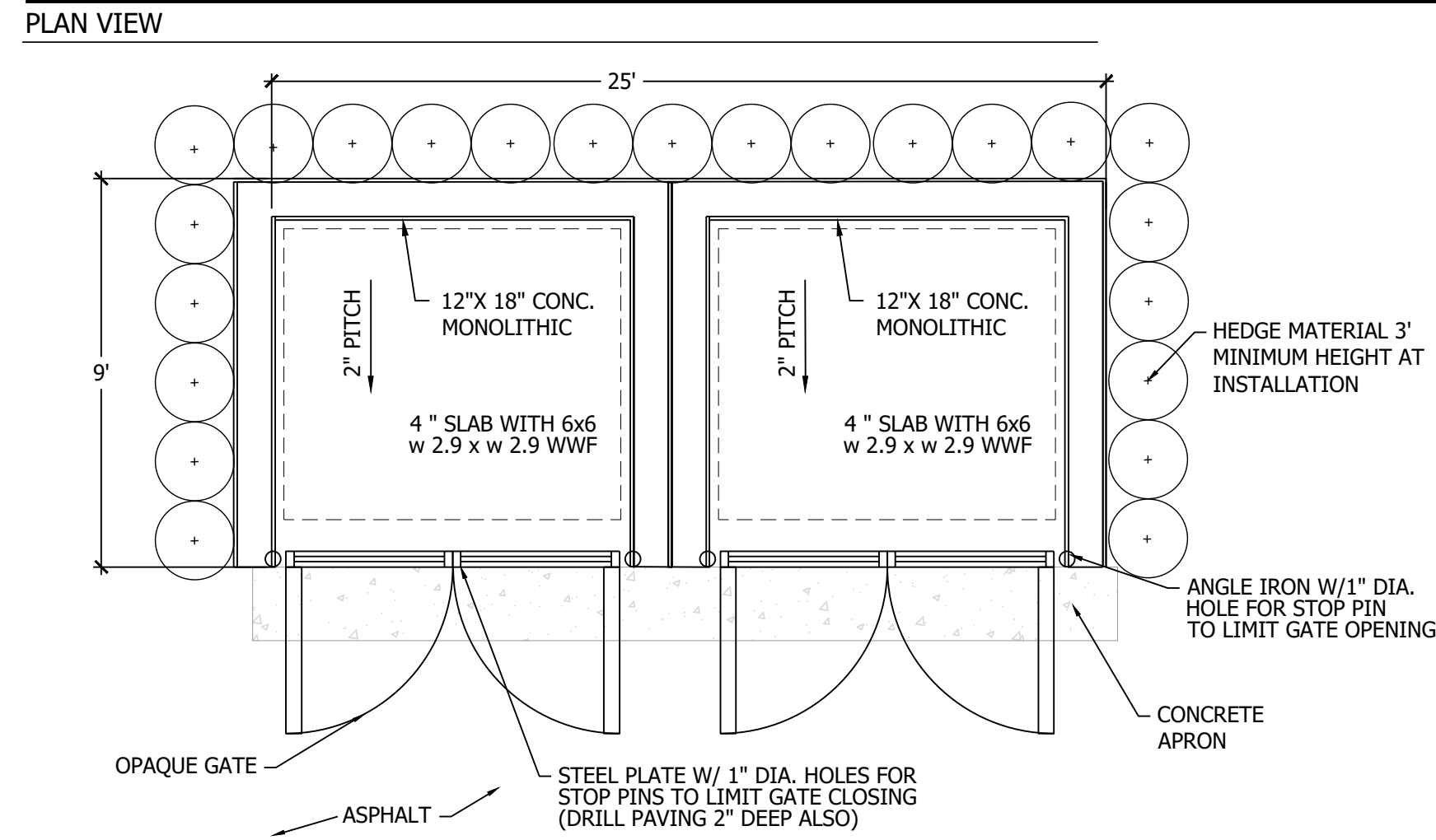


DESIGNED	DEH
DRAWN	JCO/RNK
APPROVED	DEH
JOB NUMBER	13-0518.05
DATE	12-22-21
REVISIONS	01-20-22 02-09-22

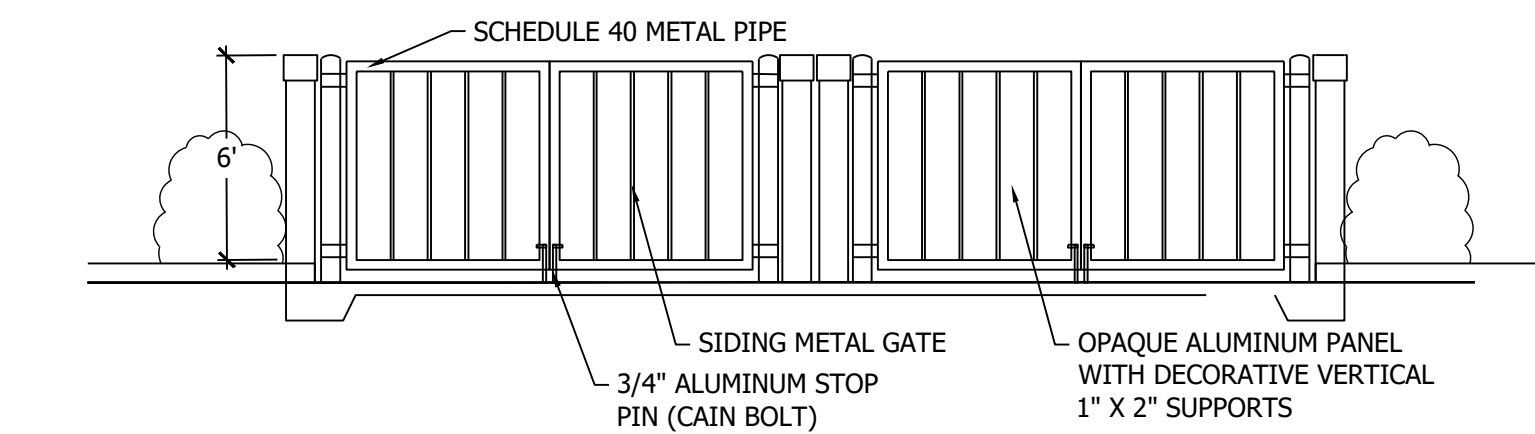
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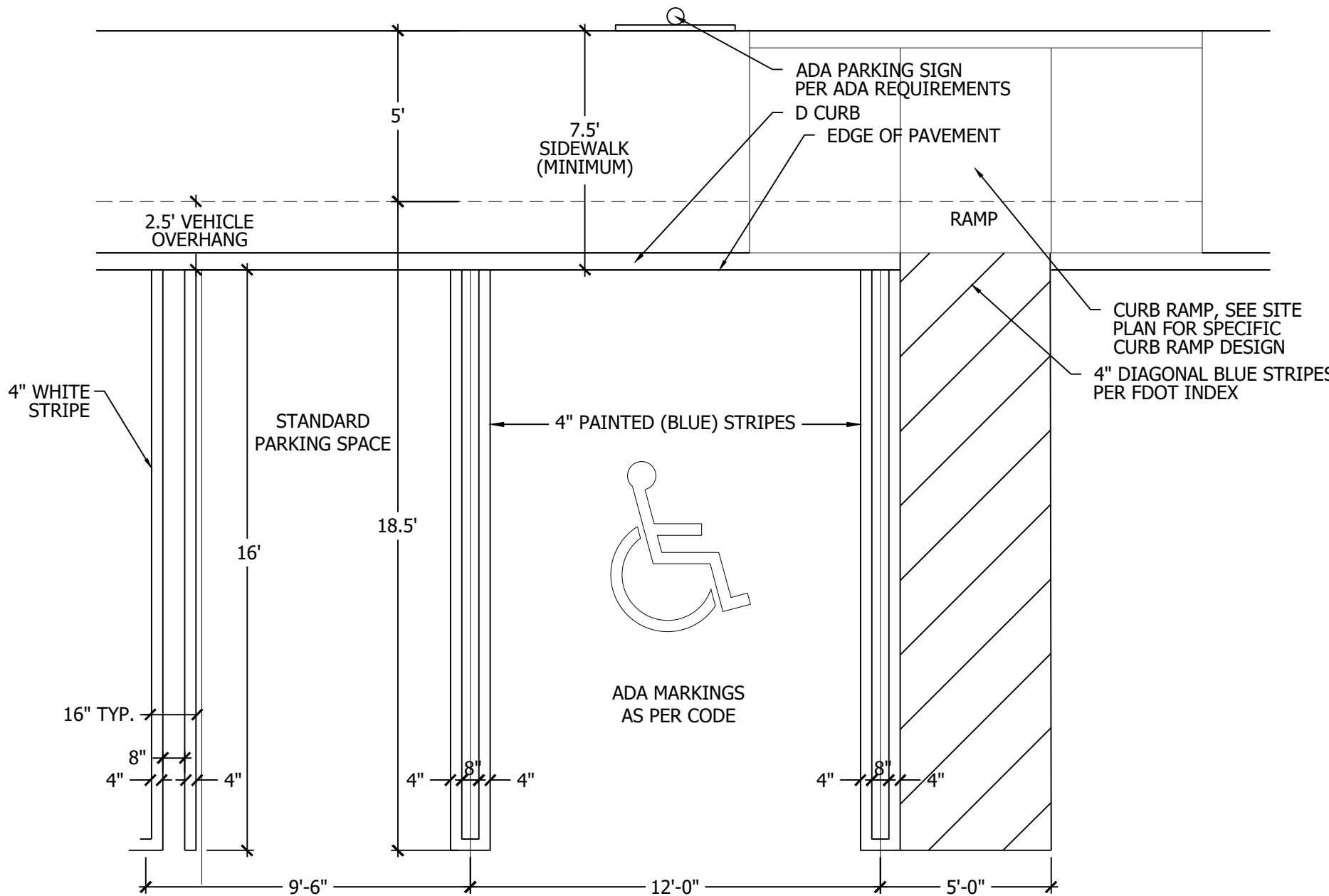
### DUMPSTER DETAIL



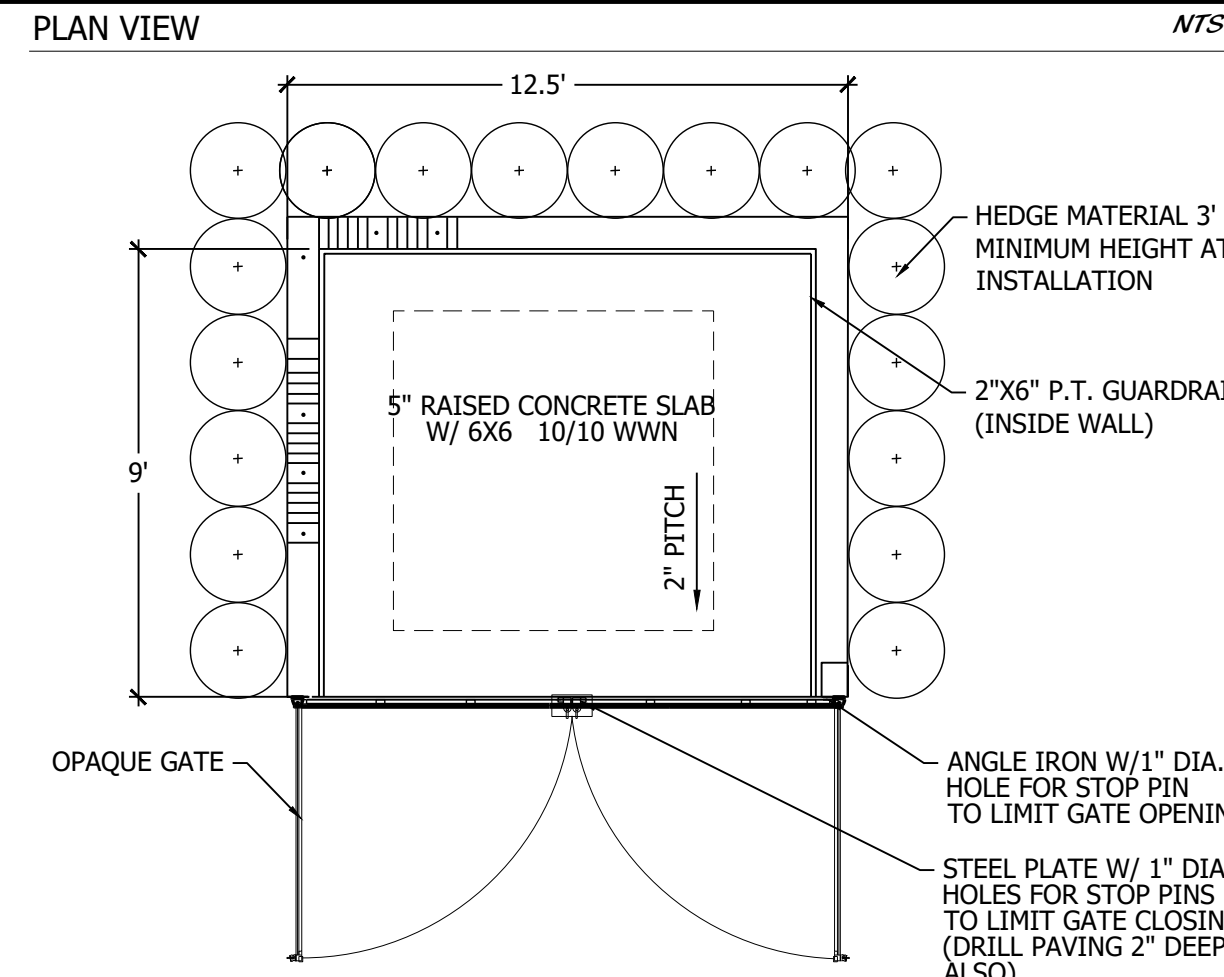
ELEVATION VIEW  
NOTE: DUMPSTER MUST BE SCREENED PER SECTION 4.14 A) OF THE CITY OF WESTLAKE LANDSCAPE CODE  
DUMPSTER TO MATCH THE BASE COLOR OF BUILDING



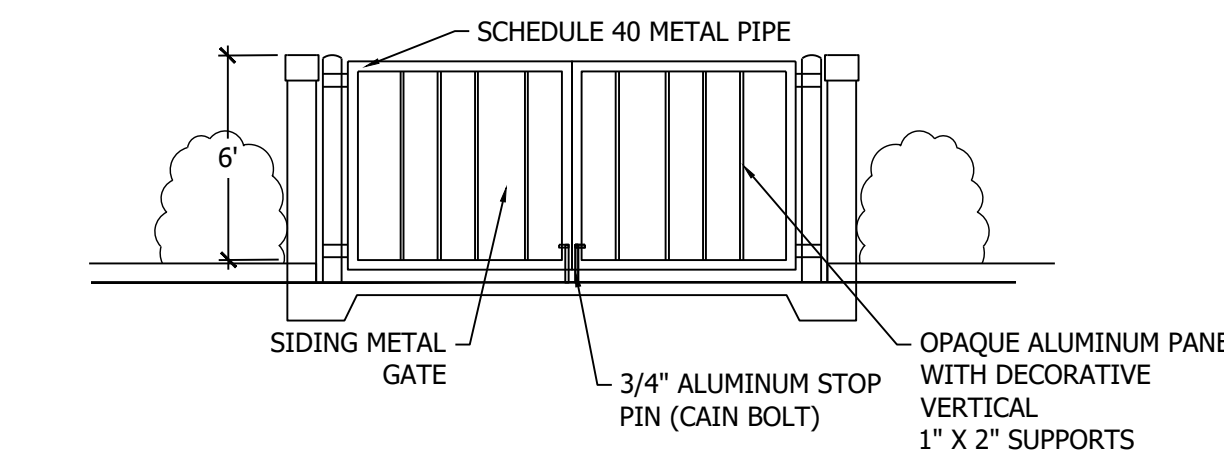
### STANDARD AND ADA PARKING DETAIL



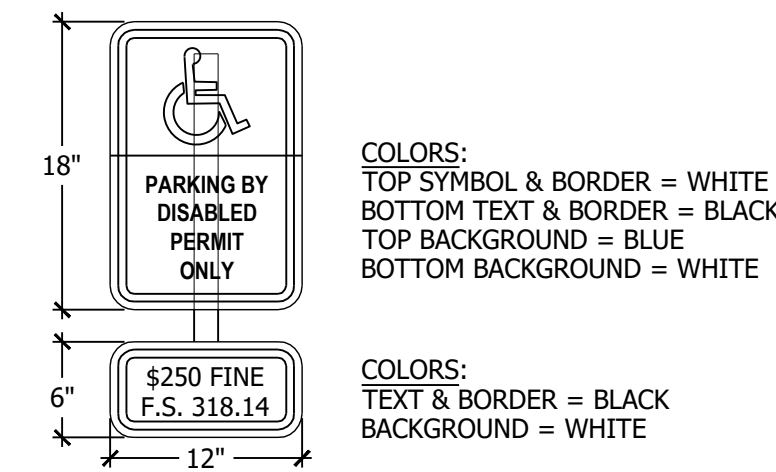
NOTE: APPLICANT IS USING A FULL 18.5' STALL DEPTH PLUS A 2.5' VEHICLE OVERHANG AREA TO ACCOMMODATE LARGE VEHICLES THAT ELECTRICAL VEHICLE CHARGING PARKING SPACES SHALL BE DELINEATED AND SIGNED PER LDR ARTICLE 8.9 (1)(E)



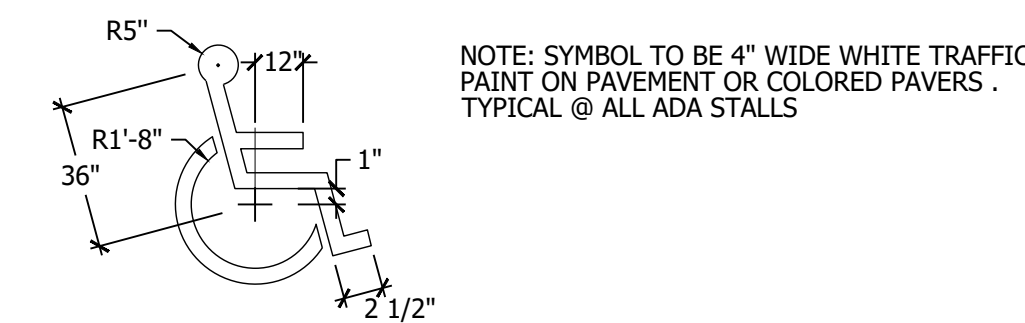
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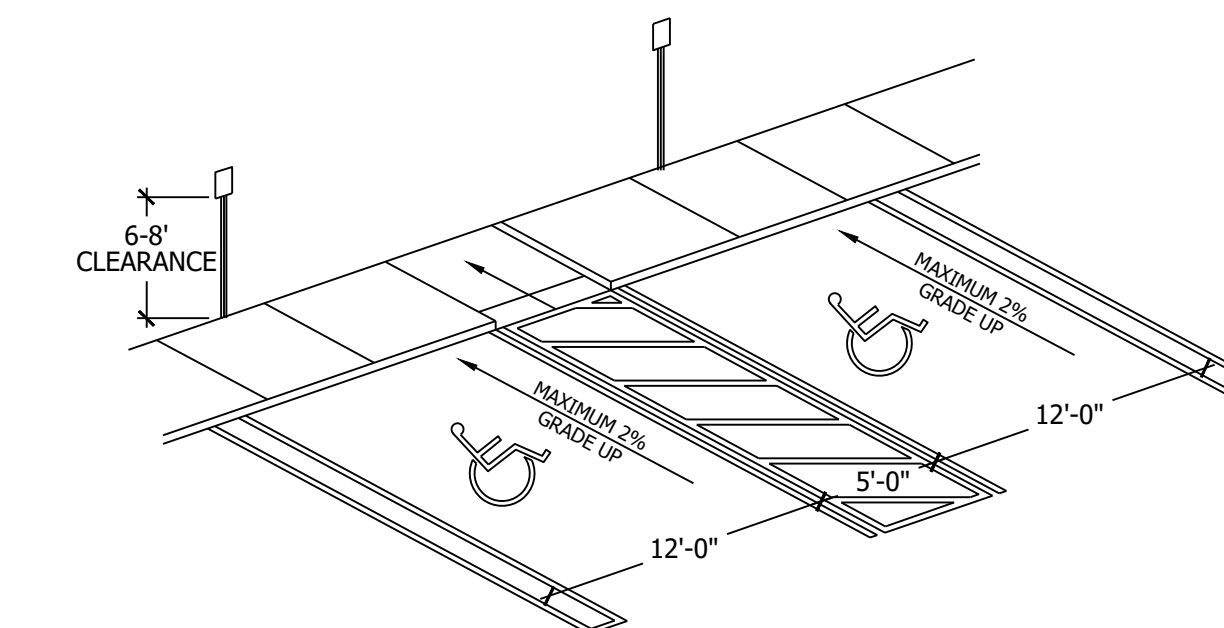
### ADA SIGN DETAIL



### ADA SYMBOL DETAIL



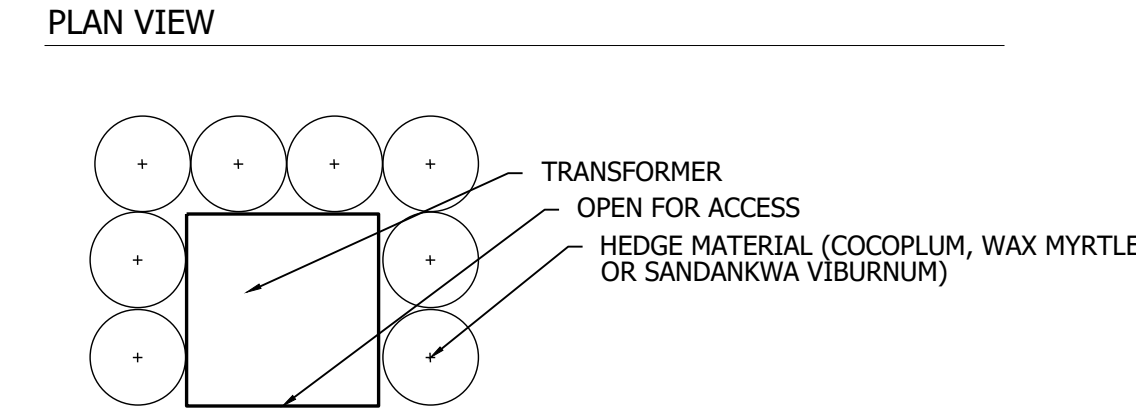
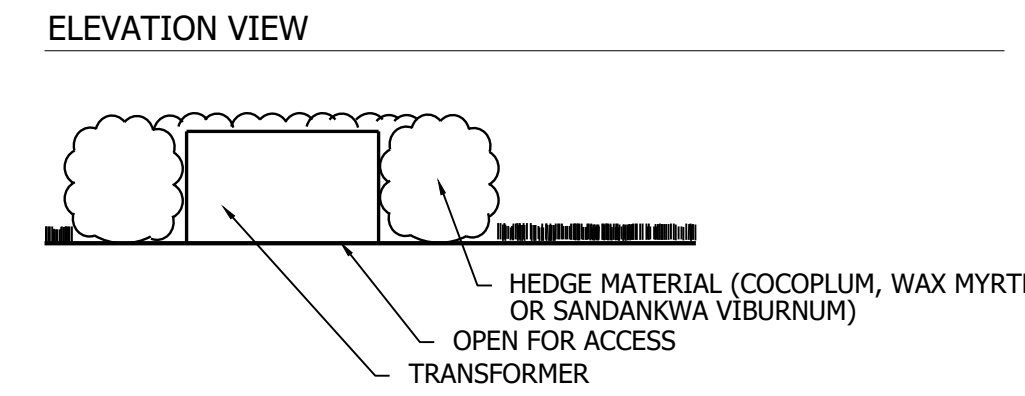
### ADA RAMP DETAIL



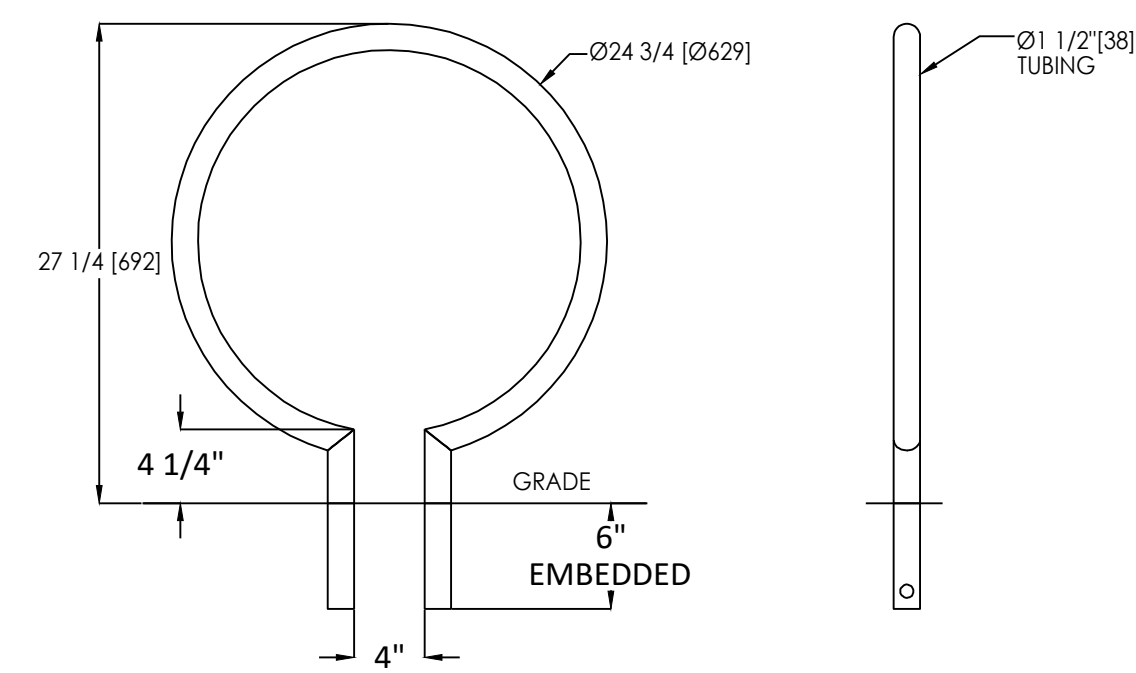
NOTE: IN THIS APPLICATION RAMPS CAN BE SEPARATED AND SIDEWALK CAN BE FLUSH ACROSS ALL HC SPACES

NOTE: HCR#3-MOD MEANS ONLY 1 RAMP BUILT TO REQUIRED SIDE OF SIDEWALK. OR RAMPS SEP. TO ENDS OF HC SPACES

### TRANSFORMER DETAIL

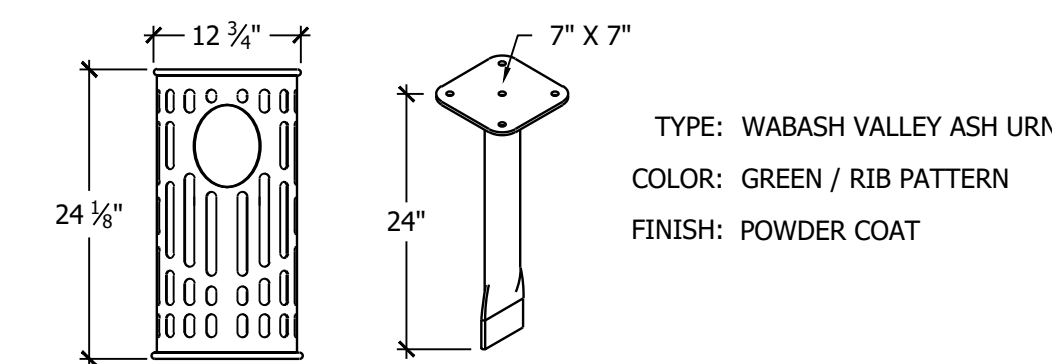


### BIKE RACK DETAIL

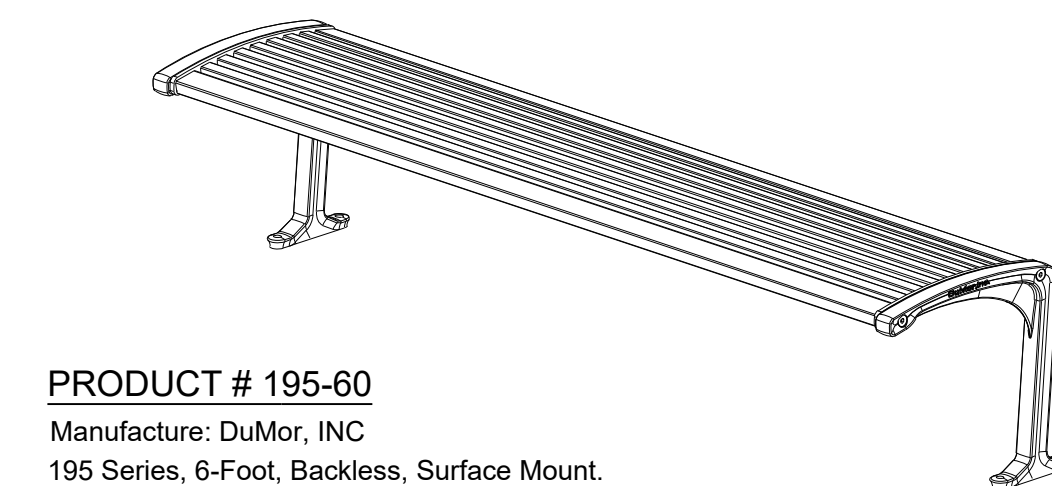


RING BIKE RACK, EMBEDDED (OR EQUAL)  
HOLDS 2 BIKES PER RING  
landscapeforms®  
www.landscapeforms.com Ph: 800.521.2546

### TRASH CAN DETAIL



### BENCH DETAIL

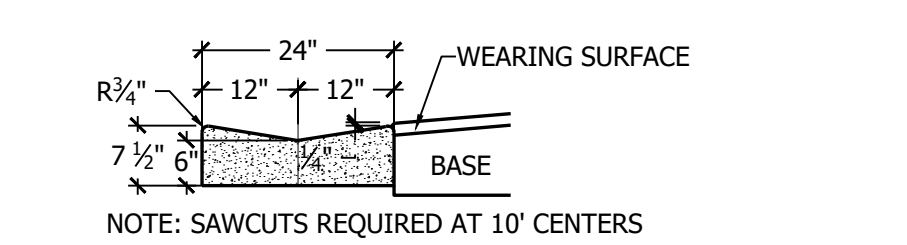


PRODUCT # 195-60  
Manufacture: DuMor, INC  
195 Series, 6-Foot, Backless, Surface Mount.  
Frame Powder Coat Finish  
w/ Textured Silver  
Color: White  
Or approved by Landscape Architect

INSTALL PER MANUFACTURERS RECOMMENDATIONS

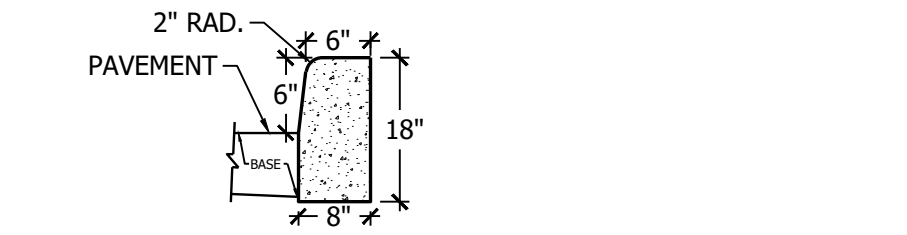
Contact Information:  
repservices.com  
sales@repservices.com  
Phone: 866.232.8532

### VALLEY CURB DETAIL

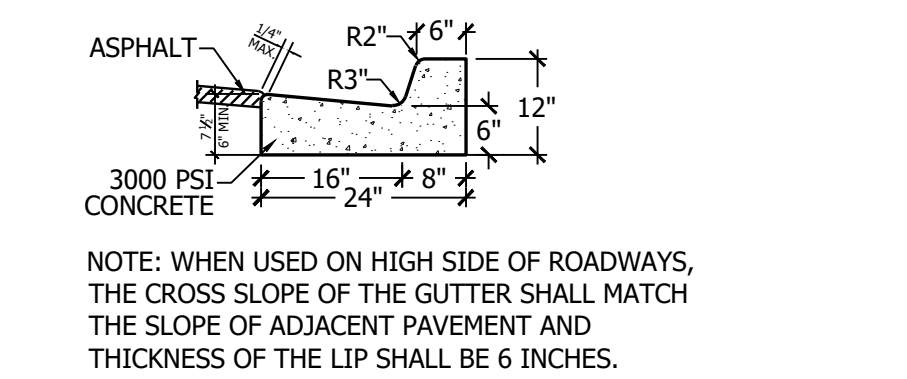


NOTE: SAWCUTS REQUIRED AT 10' CENTERS

### D CURB DETAIL



### F CURB DETAIL



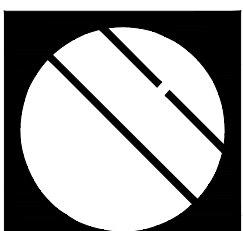
NOTE: WHEN USED ON HIGH SIDE OF ROADWAYS, THE CROSS SLOPE OF THE GUTTER SHALL MATCH THE SLOPE OF ADJACENT PAVEMENT AND THICKNESS OF THE LIP SHALL BE 6 INCHES.

### EV CHARGING STATION



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

INSTALL PER MANUFACTURERS RECOMMENDATIONS



Cotleur & Hearing

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

WESTLAKE LANDINGS  
POD H - PARCEL 'G'  
PALM BEACH COUNTY, FL

DESIGNED	DEH
DRAWN	JCO/RNK
APPROVED	DEH
JOB NUMBER	13-0518.05
DATE	12-22-21
REVISIONS	01-20-22 02-09-22

February 09, 2022 7:52:24 a.m.  
Drawing: 13-0518.60.05 SP-DWG

Site Details

SHEET 3 OF 3

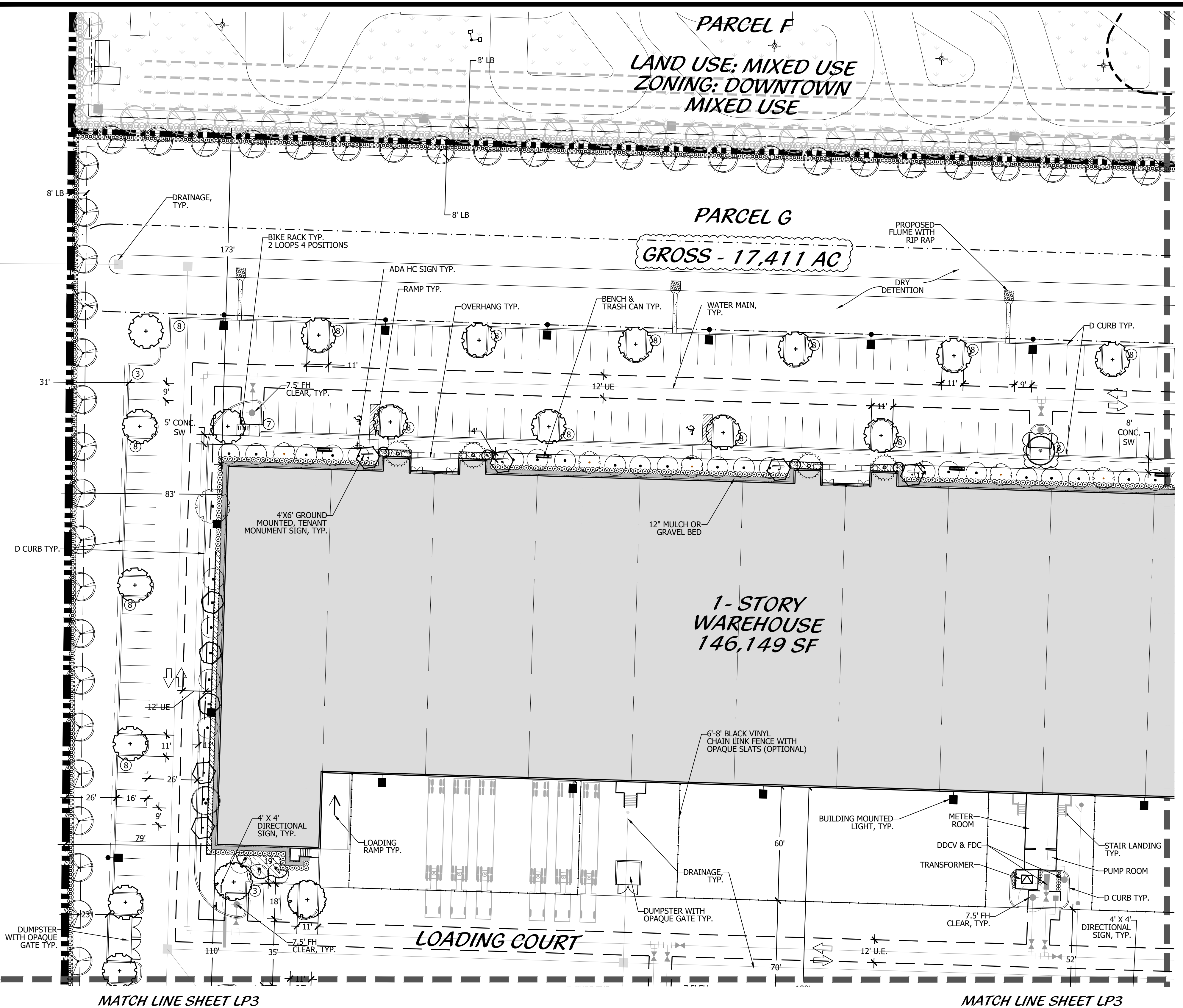
© COTLEUR & HEARING, INC  
These drawings are the property of the architect and are not to be used for extensions or on other projects except by agreement in writing with the architect. Immediately report any discrepancies to the architect.

**FENCE CUT SHEET**

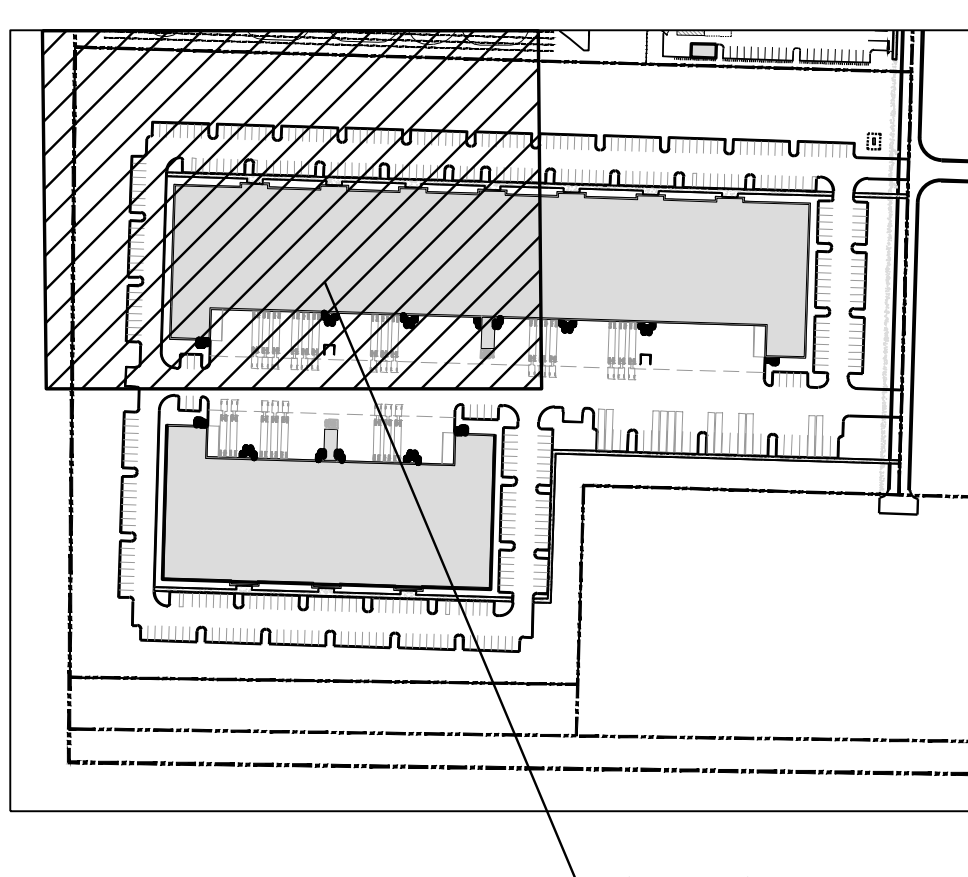


***8' height heavy gauge black vinyl fence with opaque PVC slats***

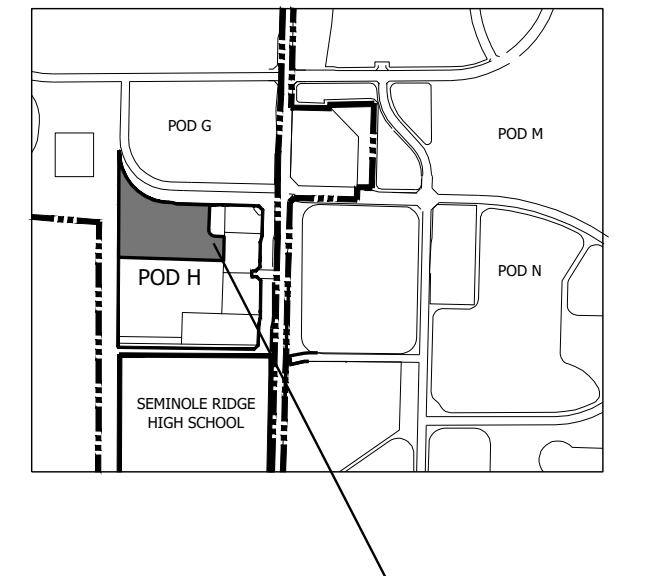




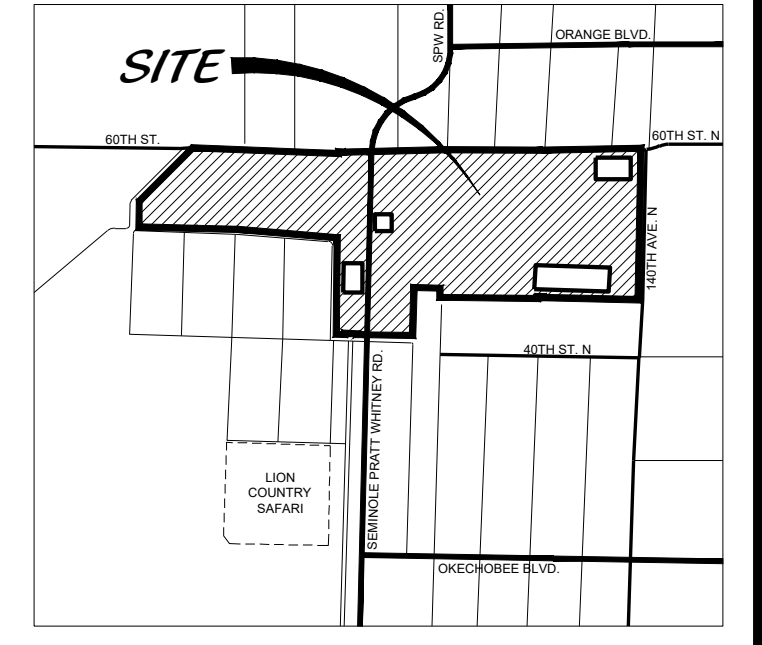
SHEET MAP



KEY MAP



LOCATION MAP



LANDSCAPE DATA

AREA CALCULATIONS	S.F.	AC.	%
BUILDING FOOTPRINT	227,000.00	5.211	29.93%
VEHICULAR USE AREA	268,649.73	6.167	35.42%
SIDEWALKS & ENTRY STOOPS	24,008.40	0.551	3.17%
LANDSCAPE BUFFER AREA	47,185.64	1.083	6.22%
FOUNDATION PLANTING AREA	27,525.00	0.632	3.63%
INTERIOR LANDSCAPE AREA	164,034.00	3.766	21.65%
<b>TOTAL SITE AREA</b>	<b>758,403</b>	<b>17.41</b>	<b>100.00%</b>

LANDSCAPE DATA	CODE	REQ.	PROV.
<b>INTERIOR LANDSCAPE (SECTION 4, TABLE 4-3)</b>			
TOTAL TREES FOR GROSS SITE AREA	1/3000 SF	253	284
TOTAL SHRUBS FOR GROSS SITE AREA	3/1250 SF	1820	2344
<b>FOUNDATION PLANTING - FRONT FAÇADE - 400 LF (SECTION 4.15)</b>			
TREES - (1/20 LF OF 40% FAÇADE LENGTH)	1/20 OF 96 LF	4	7
SHRUBS - (8' WIDTH PLANTING AREA FOR 40% FAÇADE LENGTH)	1/10 OF 96 SF	76	85
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TREES - (1/20 LF OF 40% FAÇADE LENGTH)	1/20 OF 738 LF	37	16
SHRUBS - (5' WIDTH PLANTING AREA FOR 40% FAÇADE LENGTH)	1/10 OF 738 SF	74	181
<b>NORTH BUFFER - 1080 LF (SECTION 4.13)</b>			
TREES **	1/25 LF	43	43
CONTINUOUS HEDGE	3' HT.	YES	YES
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TREES	1/25 LF	43	44
CONTINUOUS HEDGE	3' HT.	YES	YES
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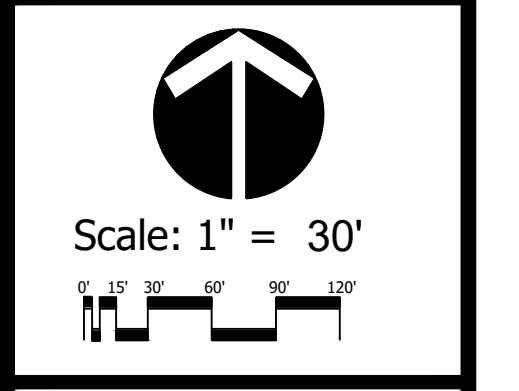
LEGEND

- ADA AMERICAN DISABILITIES ACT
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- R RADIUS
- SB SETBACK
- SW SIDEWALK
- TYP TYPICAL
- ADA SIGN ADA SIGN
- STOP SIGN STOP SIGN
- PEDESTRIAN CROSSING PEDESTRIAN CROSSING

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 Lic# LC-C000239

**WESTLAKE LANDINGS**  
 WESTLAKE WARE HOUSE  
 PALM BEACH COUNTY, FL

DESIGNED	DEH/JCO
DRAWN	JCO
APPROVED	DEH
JOB NUMBER	13-0518.60
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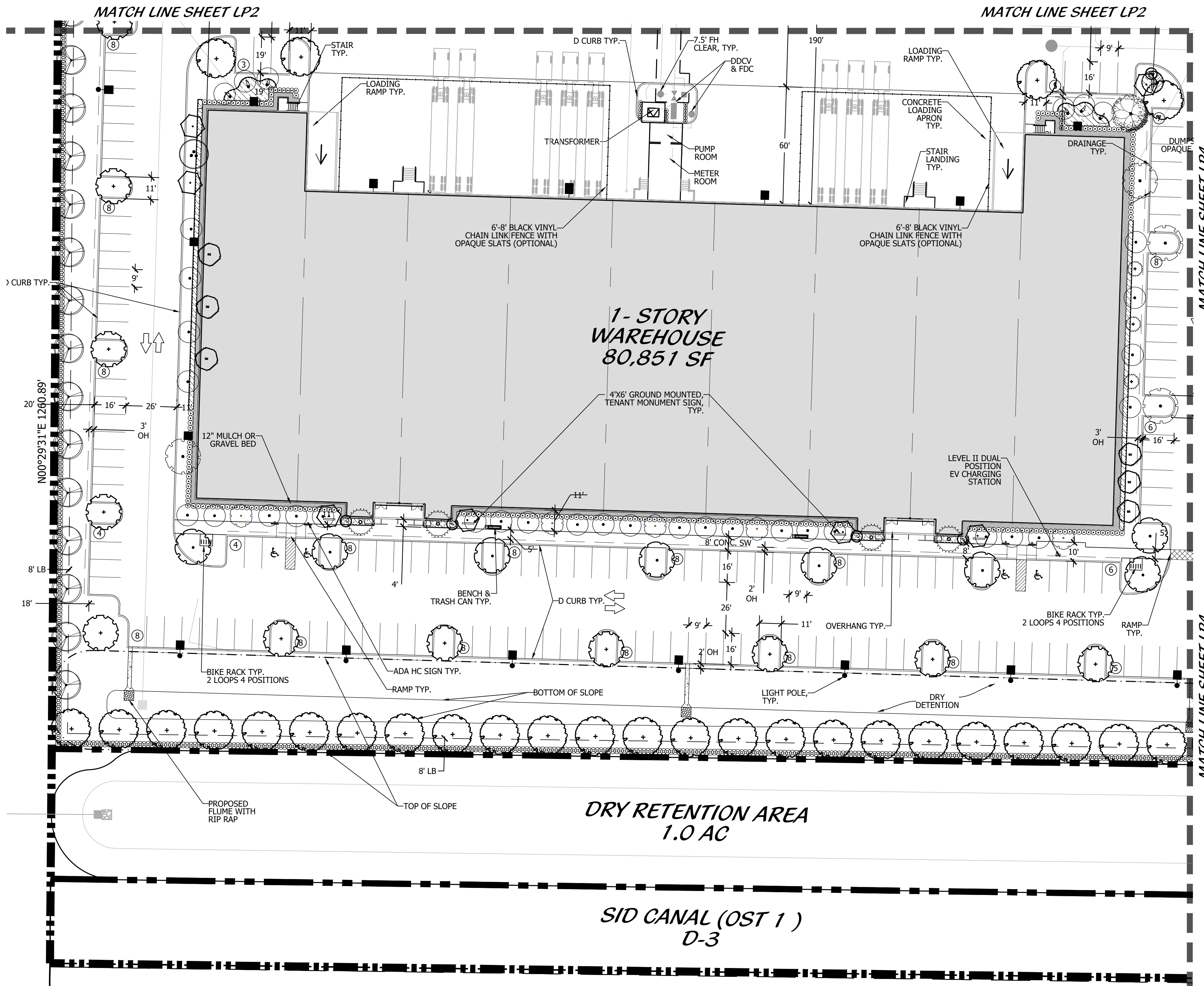
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*Conceptual  
 Landscape Plan*

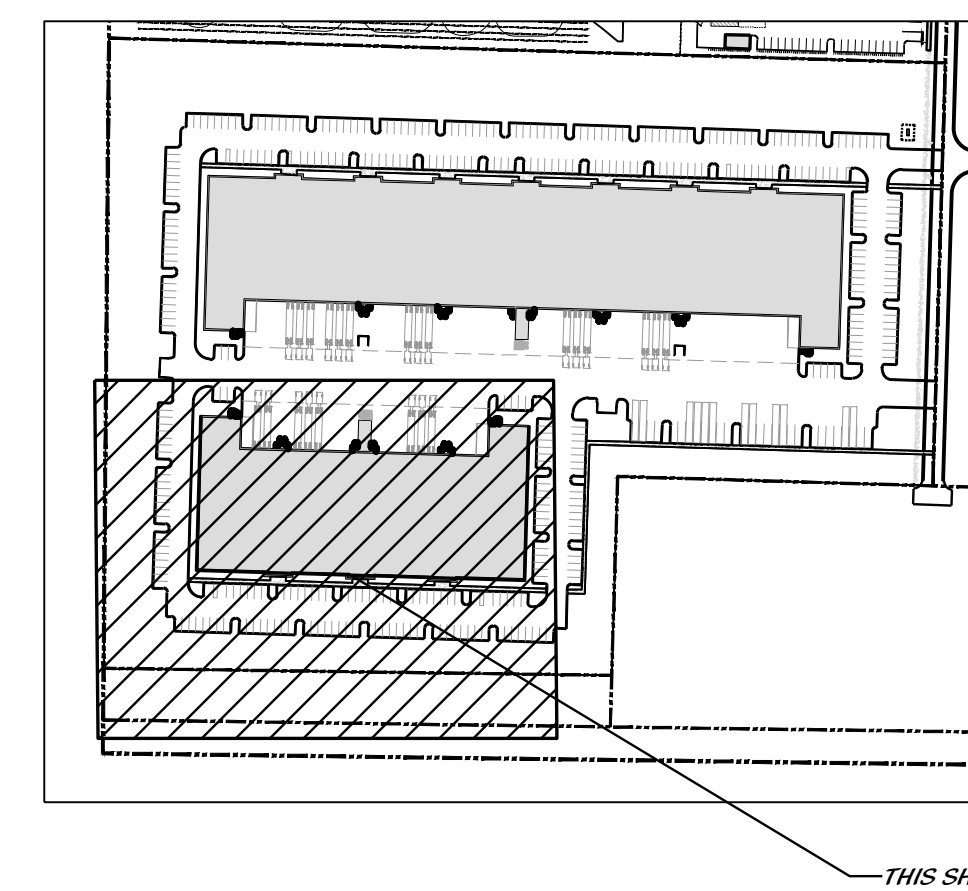




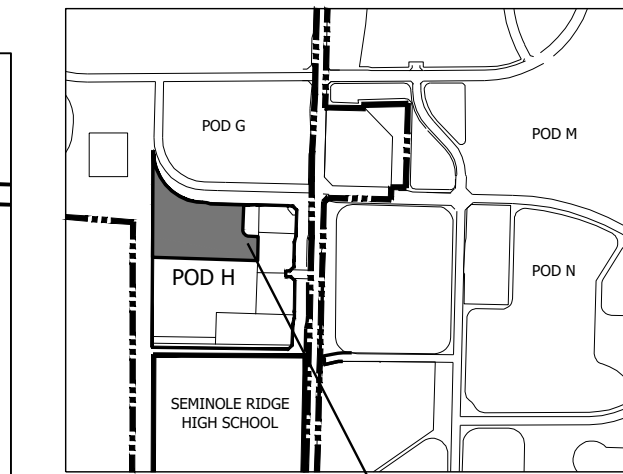




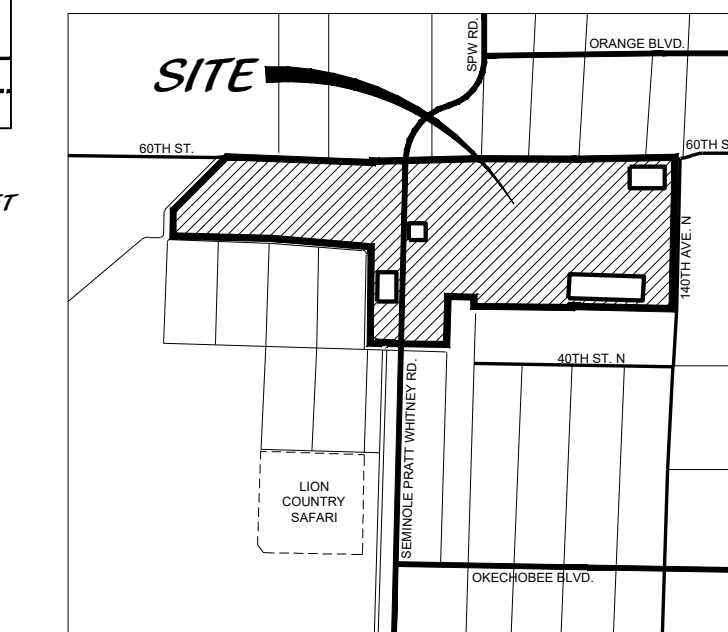
**SHEET MAP**



**KEY MAP**



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GROSS AFFECTED AREA			
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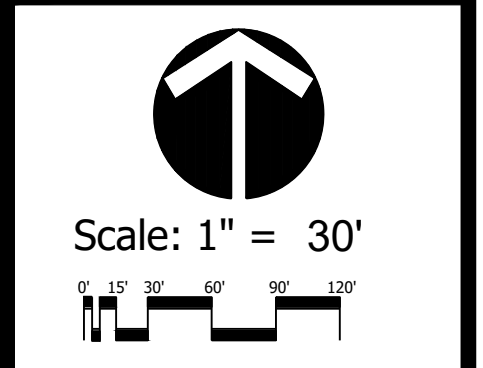
**LEGEND**

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**WESTLAKE LANDINGS**  
 WESTLAKE WARE HOUSE  
 PALM BEACH COUNTY, FL

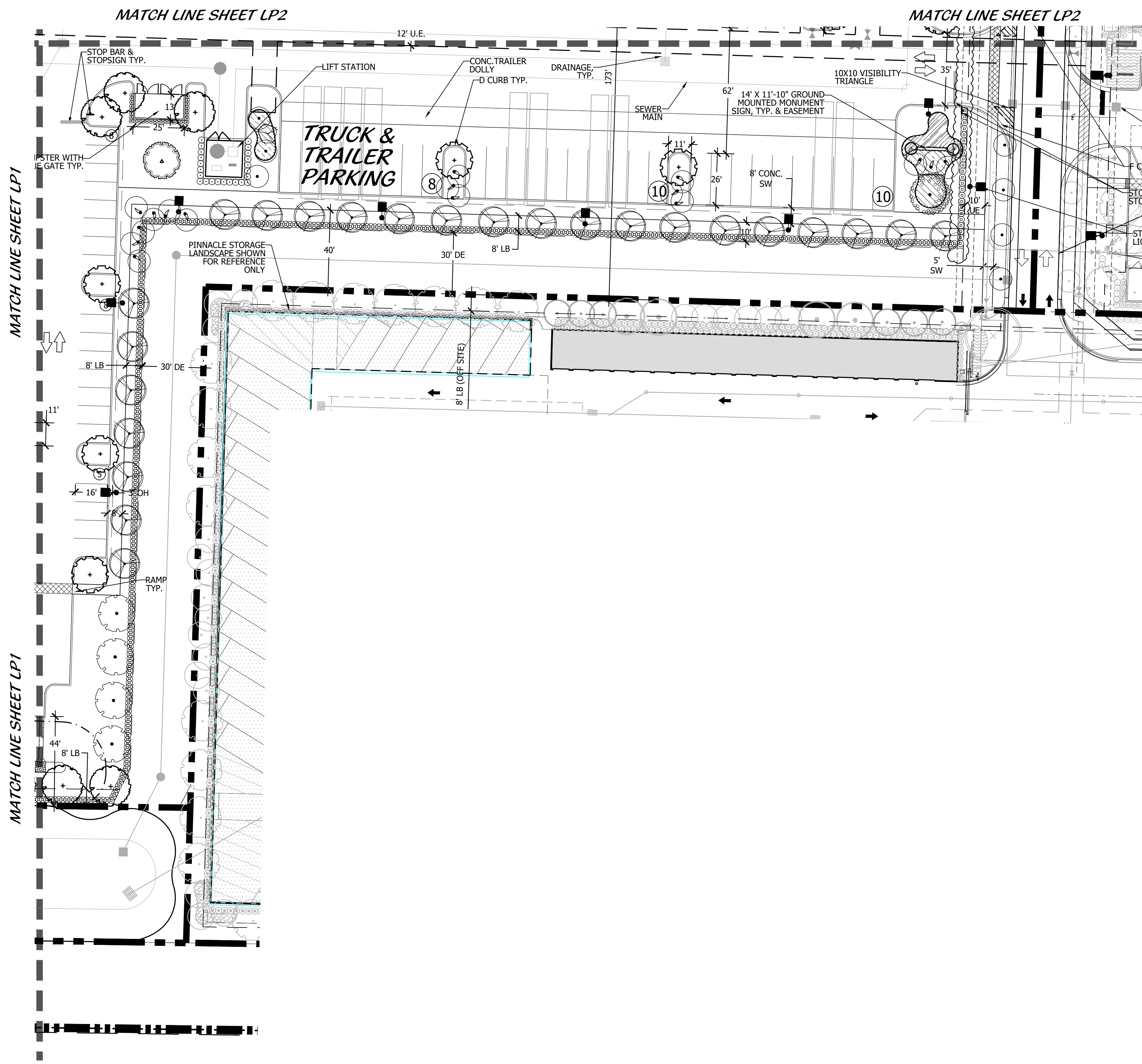
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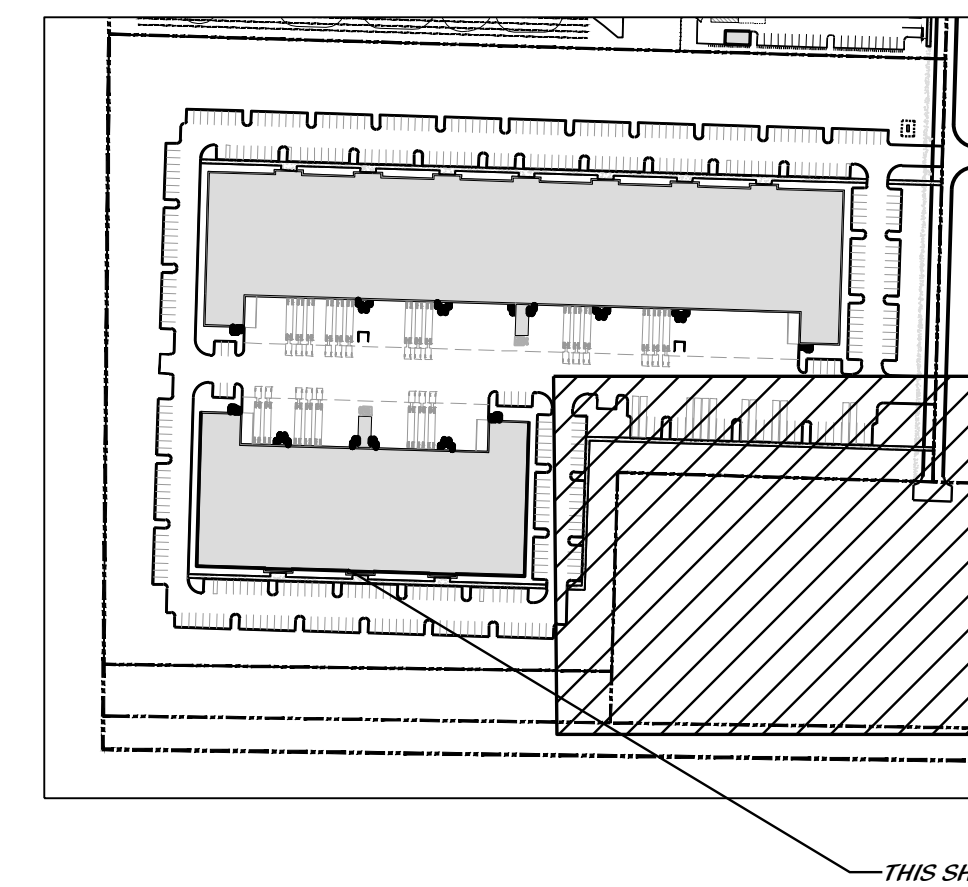
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*Conceptual  
 Landscape Plan*

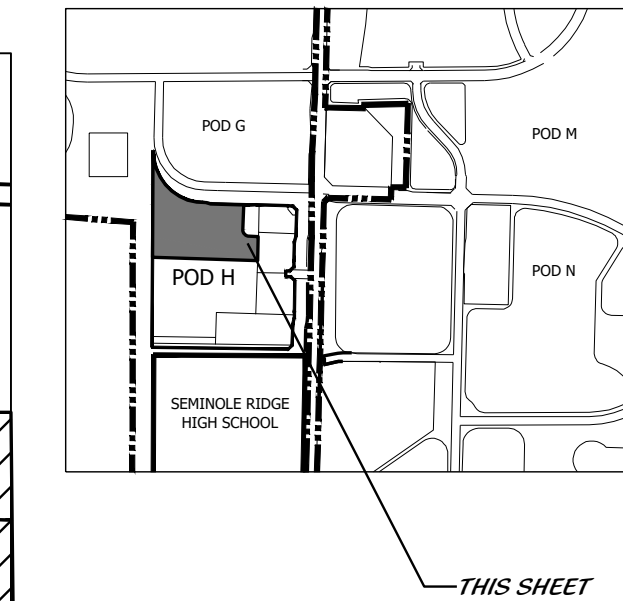




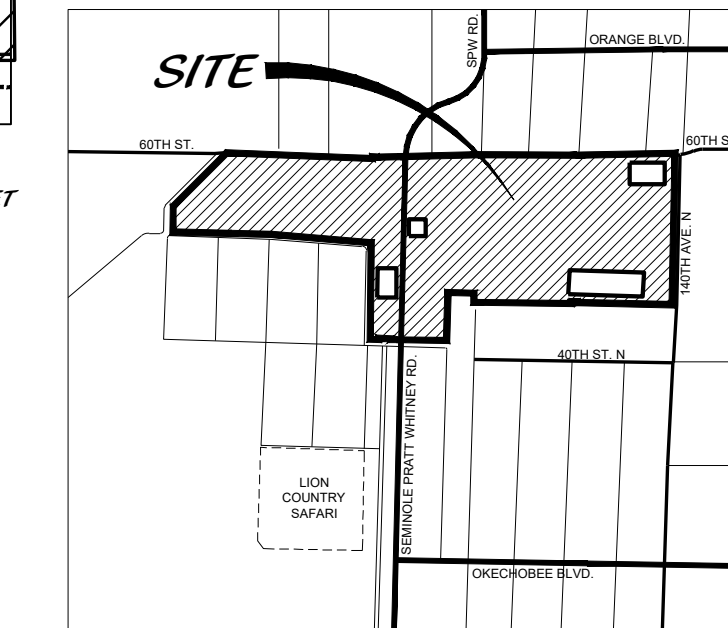
**SHEET MAP**



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**LEGEND**

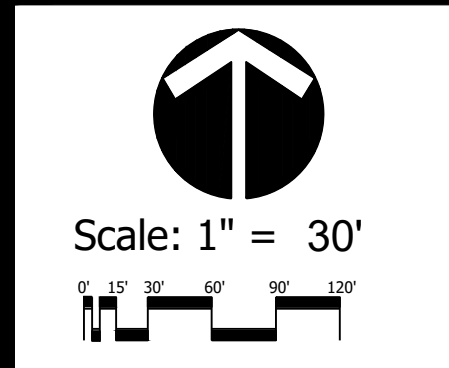
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- SW SIDEWALK
- TYP TYPICAL
- STOP SIGN STOP SIGN
- PEDESTRIAN CROSSING PEDESTRIAN CROSSING

\* NOTE: EAST BUFFER LANDSCAPE REQUIREMENTS ARE SATISFIED BY EXISTING LANDSCAPE BUFFER.  
 \*\* CANOPY TREE SUBSTITUTE IS 3:1 RATIO, EXCEPTION FOR ROYAL BISMARCK, PHOENIX, AND CANARY. (7.D.28) (ORD. 2018-002)  
 NOTE: A MINIMUM OF 3' OF LANDSCAPE SHALL BE PROVIDED SURROUNDING ALL GROUND MOUNTED SIGNS

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**WESTLAKE LANDINGS**  
 WESTLAKE WARE HOUSE  
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January 18, 2022 9:06:42 a.m.  
 Drawing: 13-0518.60.05 LP.DWG

**Conceptual Landscape Plan**



TREES	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	NATIVE	QTY
	CLUSIA FLAVA / SMALL LEAF CLUSIA TREE FULL CANOPY, COLUMNAR, MATCHED.	65 GAL	3" CAL	12' HT X 6' SPRD	N	2
	ILEX X ATTENUATA 'EAGLESTON' / EAGLESTON HOLLY FULL CANOPY, 5' CT. SOUTH GROWN, MATCHED, FLORIDA FANCY, FULL TO BASE	45 GAL	2.5" CAL	12' HT X 4' SPRD	Y	13
	JUNIPERUS SILICICOLA 'BRODIE' ~ / BRODIE SOUTHERN RED CEDAR FULL & THICK, FULL TO BASE.	45 GAL	NA	12' OA	Y	3
	LAGERSTROEMIA INDICA 'MUSKOGEE' OR 'TUSKEGEE' / CREPE MYRTLE MULTI, LIMB UP 5'. CHERRY LAKE NURSERY.	30 GAL	NA	12' HT X 4' SPRD	N	9
	PODOCARPUS HENKELII / PLUM PINE FULL TO BASE	FIELD GROWN	2" CAL	14'-16' OA	N	14
CANOPY TREES	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	NATIVE	QTY
	BUCIDA BUCERAS 'SHADY LADY' / SHADY LADY BLACK OLIVE FULL CANOPY MATCHED	45 GAL	3" CAL	12' OA	N	19
	BULNESIA ARBOREA / VERAWOOD SINGLE STRAIGHT TRUNK, FULL CANOPY.	65 GAL	2.5" CAL	12'-14' HT, 6'-8' SPRD	N	2
	BURSERIA SIMARUBA / GUMBO LIMBO FULL CANOPY	45 GAL	3.5" CAL	12' HT X 6' SPRD	Y	8
	CONOCARPUS ERECTUS 'MOMBA' / GREEN BUTTWOOD TREE FULL CANOPY, SINGLE STRAIGHT TRUNK.	30 GAL	2.5" CAL	12' -14' OA	Y	98
	DELONIX REGIA / ROYAL POINCIANA FULL CANOPY, SPECIMEN.	B & B	3.5" CAL	12'-14' OA	N	1
	ELAEOCARPUS DECIPENS / JAPANESE BLUEBERRY TREE STANDARD, FULL & THICK CANOPY, SINGLE STRAIGHT TRUNK, MATCHED, CHERRY LAKE	45 GAL	N.A.	12-14' HT X 7' SPRD	N	2
	FICUS RUBIGINOSA / RUSTY LEAF FIG FULL CANOPY, SPECIMEN	FIELD GROWN	3.5" CAL	12' HT X 4' SPRD	Y	3
	QUERCUS VIRGINIANA / LIVE OAK 6' C.T. MIN., FULL CANOPY, SYMMETRICAL, MATCHED, TREE SHALL BE GROWN FROM SEED, NOT FROM GRAFTED CULTIVAR OR CLONE VARIETIES	65 GAL	3" CAL	12' - 14' x 7' SPRD	Y	42
	SWIETENIA MAHAGONI / WEST INDIAN MAHOGANY FULL CANOPY, GRADE #1	45 GAL	3" CAL	12' - 14' X 6' SPRD	Y	38
PALM TREES	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	NATIVE	QTY
	PHOENIX SYLVESTRIS / SYLVESTER DATE PALM FULL CANOPY, STRAIGHT TRUNK, CT SPECIFIED ON PLANS, MATCHED, RELOCATED FROM ON SITE. (FISH BRANCH)	FIELD GROWN	NA	12' GW	N	3
	SABAL PALMETTO / SABAL PALMETTO SEE PLAN FOR SIZES, SLICK TRUNK, PERFECTLY MATCHED.	NA	NA	10', 12', 14', 18, CT STG HTS	Y	96
	SABAL PALMETTO / CURVED CABBAGE PALM EACH SIZE, SLICK TRUNKS	NA	NA	12', 18', 24', 26', 28' CT STG HTS	Y	35
	VEITCHIA MONTGOMERYANA ~ / MONTGOMERY PALM TRIPLE TRUNK, FULL CANOPY	B & B	NA	18' OA	N	2
SMALL PALMS	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	NATIVE	QTY
	CHAMAEROPS HUMILIS 'SILVER SELECT' / EUROPEAN FAN PALM SILVER SELECT MULTI TRUNK, FULL CANOPY	30 GAL	NA	4'-5' OA	N	23
SMALL TREES	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	NATIVE	QTY
	LIGUSTRUM JAPONICUM / LIGUSTRUM TREE FORM MATCHED, MULTI TRUNK, LIMB UP PER L.A.	45 GAL	NA	8' OA HT X 7' SPRD	N	18
	MYRICA CERIFERA / WAX MYRTLE FULL CANOPY, GENERALLY MATCHED IN FORM AND SHAPE.	30 GAL	NA	8' HT X 8' SPRD	Y	1
SHRUBS	BOTANICAL / COMMON NAME	CONT	SIZE	SPACE	NATIVE	QTY
	AGAVE AMERICANA 'GAINESVILLE BLUE' / BLUE CENTURY PLANT FULL & THICK	15 GAL	30" x 30"	AS	N	6
	CLUSIA FLAVA / SMALL LEAF CLUSIA FULL & THICK	7 GAL	36" X 24"	30" OC	Y	653
	CLUSIA GLUTTIFERA / CLUSIA FULL & THICK.	7 GAL	4'-5" OA	3' OC	Y	23
	EUGENIA FOETIDA / SPANISH STOPPER FULL & THICK.	3 GAL	NA	24" OC	Y	1,679
	PODOCARPUS MACROPHYLLUS / PODOCARPUS FULL & THICK	10 GAL	5'-6" OA	2' OC	N	59

GROUND COVERS	BOTANICAL / COMMON NAME	CONT	SIZE	SPACE	NATIVE	QTY
	PODOCARPUS MACROPHYLLUS / PODOCARPUS FULL AND THICK	15 GAL	4'-5" OA	30" OC	N	25
	CHRYSOBALANUS ICACO / COCOPLUM FULL & THICK	3 GAL	18" X 18"	24" OC	Y	129
	CHRYSOBALANUS ICACO 'HORIZONTAL' / DWARF COCOPLUM FULL & THICK, NOT STRETCHED, FLORIDA FANCY	3 GAL	12" X 12"	24" OC	Y	100
	ILEX VOMITORIA 'STOKES DWARF' / DWARF YAUPON HOLLY FULL & THICK	3 GAL	14" X 14"	24" OC	Y	123
	MUHLENBERGIA CAPILLARIS / MUHLY GRASS FULL & THICK	3 GAL	18" X 18"	30" OC	Y	56
	PODOCARPUS MACR. 'PRINGLES' OR 'META' / DWARF PODOCARPUS FULL & THICK	7 GAL	18" x 24"	24" OC	N	238
	TRIPSACUM FLORIDANA / DWARF FAKAHATCHEE GRASS FULL & THICK	3 GAL	18" X 18"	24" OC	Y	197

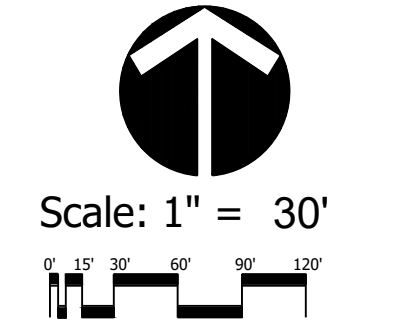
# Conceptual Landscape Schedule



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

## WESTLAKE LANDINGS WESTLAKE WARE HOUSE PALM BEACH COUNTY, FL

DESIGNED	DEH/JCO
DRAWN	JCO
APPROVED	DEH
JOB NUMBER	13-0518.60
DATE	12-21-21
REVISIONS	01-20-22



Scale: 1" = 30'

January 18, 2022 9:06:42 a.m.  
Drawing: 13-0518.60.05 LP.DWG



January 14, 2022

NZ Consultants  
1851 W. Indiantown Road  
Jupiter, FL 33458  
Attn: Gina Lawrence

**Re: Seminole Improvement District's  
Intention to Provide Water, Wastewater, and Irrigation Services  
Project: Pod H – Parcel G (a.k.a. Westlake Warehouse) [City of Westlake #SPR-2021-14]**

Ms. Laman,

Please accept this letter as a commitment from Seminole Improvement District (SID) to provide water, wastewater, and irrigation services to the above referenced project. It is our intention and within our capability to provide the needed water, wastewater, and irrigation services during and after completion of development of the project. SID has an interlocal utility agreement with Palm Beach County in which SID currently has the reserve capacity of potable water up to 5,000,000 gpd and wastewater capacity up to 4,000,000 gpd.

If you have any questions or need any further information, please do not hesitate to contact our office at 561-392-1991.

Sincerely,

Seminole Improvement District Engineer

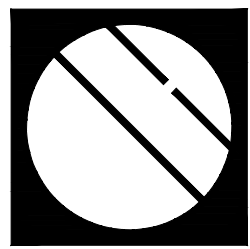
*Ryan D. Wheeler*

Ryan D. Wheeler, P.E., LEED AP®

**Caulfield & Wheeler, Inc.**

Consulting Engineers, Surveyors and Landscape Architects  
7900 Glades Road, Suite 100  
Boca Raton, FL 33434  
Boca Phone: 561-392-1991  
Boca Fax: 561-750-1452

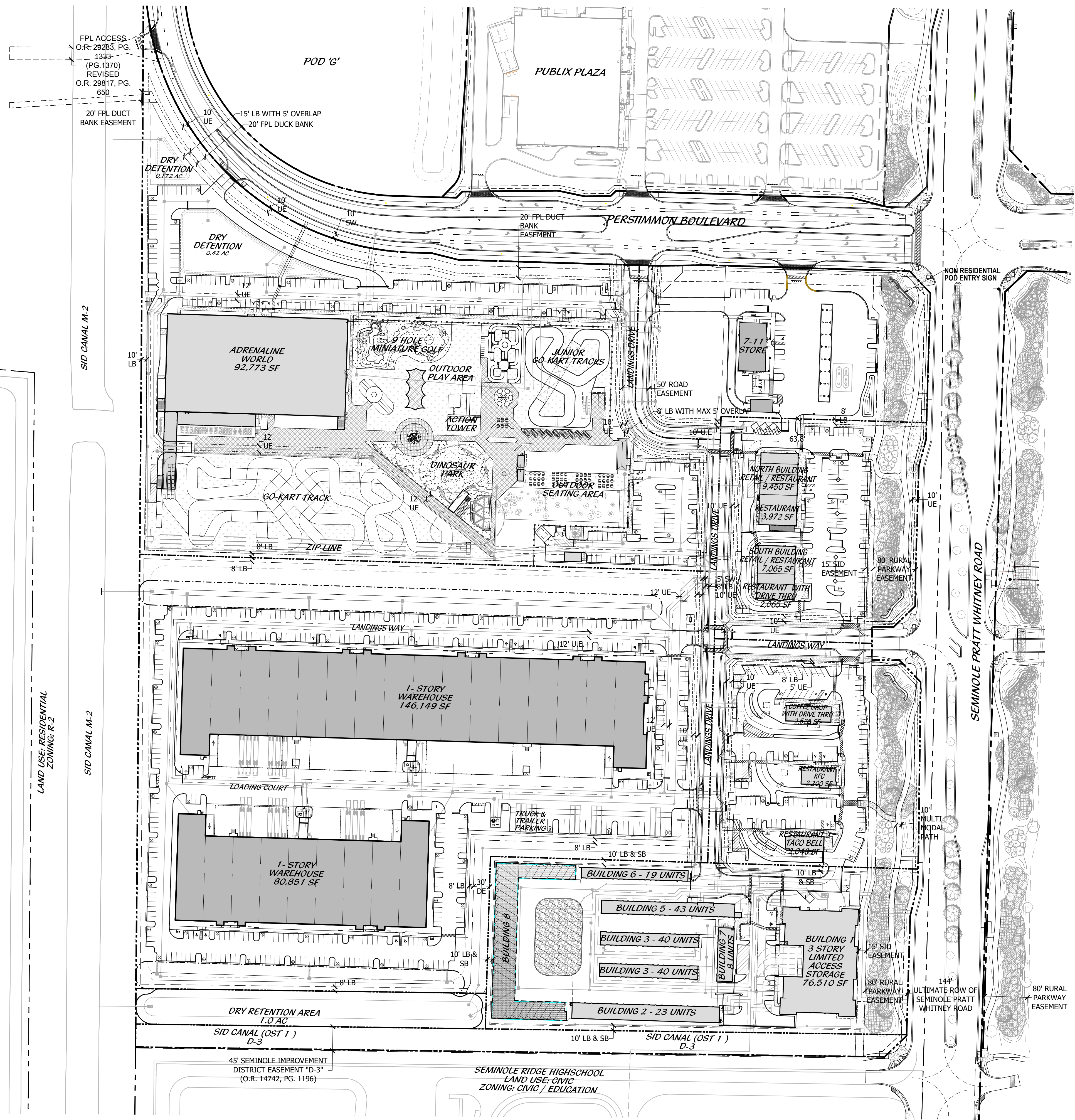




# Cotleur & Hearing

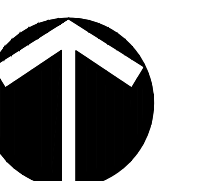
Landscape Architects  
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Jupiter, Florida 33458  
561.747.6336 • Fax 747.1377  
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Lic# LC-C000239

## POD H - WESTLAKE POD H PALM BEACH COUNTY, FL

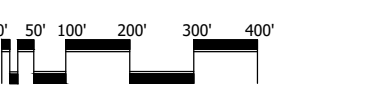


## POD H SITE PLAN OVERALL

DESIGNED	DEH
DRAWN	RNK
APPROVED	DEH
JOB NUMBER	13-0518.60
DATE	01-19-22
REVISIONS	



Scale: 1" = 100'

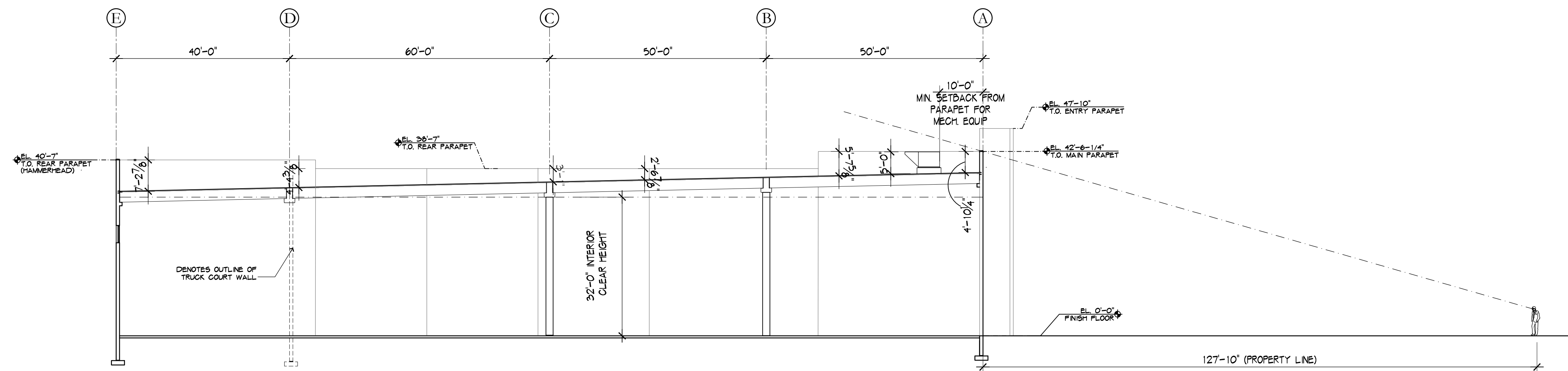


January 19, 2022  
Drawing: POD H OVERALL SP.DWG

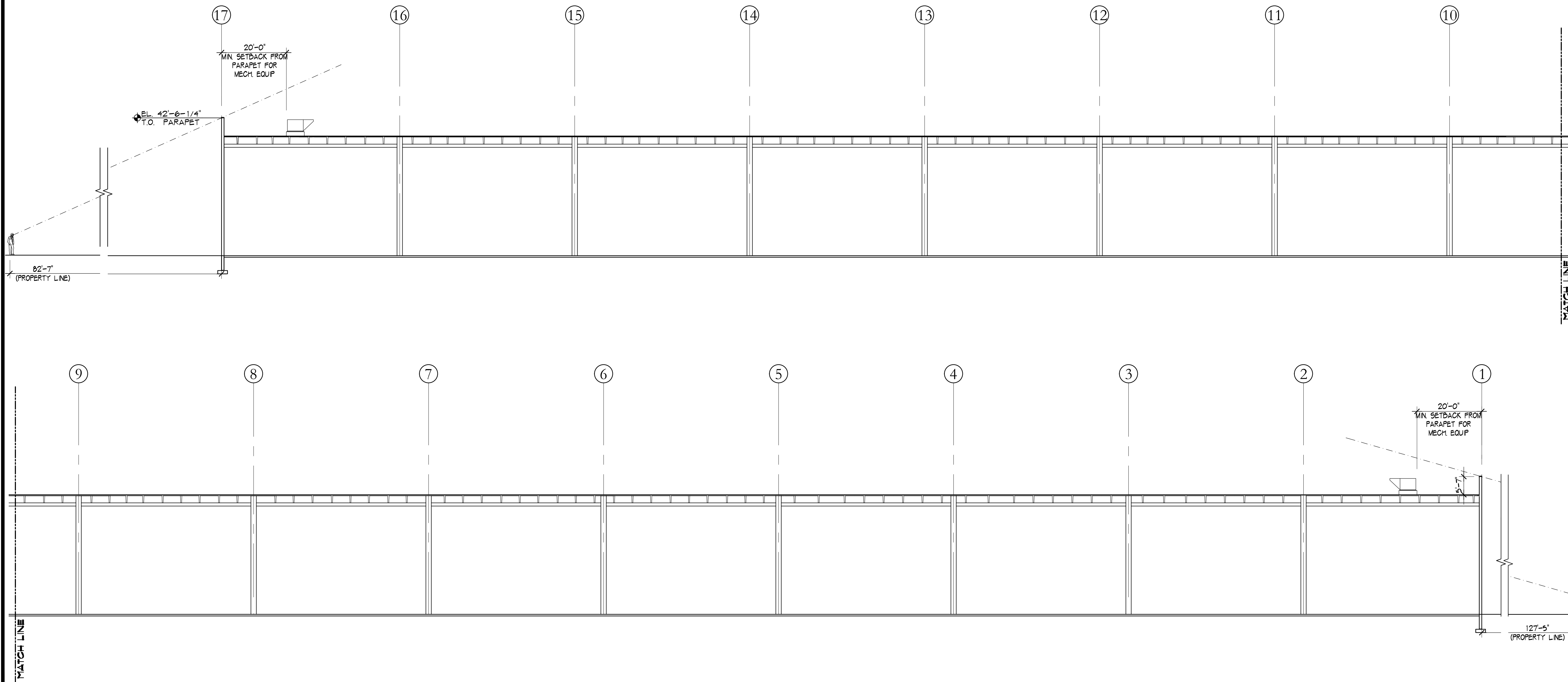
SHEET 1 OF 1

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





1 BUILDING CROSS SECTION  
1/16"=1'-0"

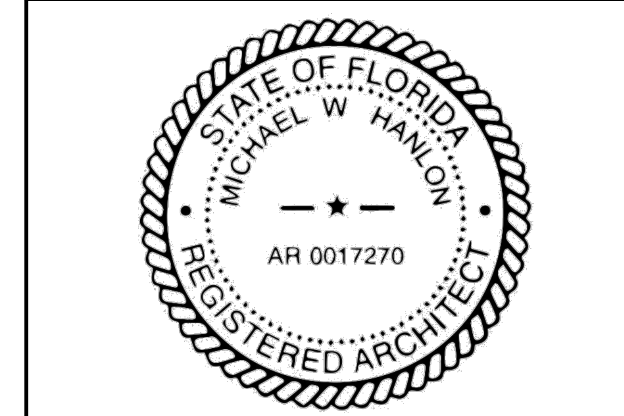


2 EAST-WEST BUILDING SECTION  
1/16"=1'-0"

**Westlake Warehouse**  
 PARCEL 'G' - LOT 2 OF POD 'H' PLAT  
 Loxahatchee, Palm Beach County, Florida

NO. DATE REVISION  
 ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS IN PART OR WHOLE IS FORBIDDEN WITHOUT THE ARCHITECT'S WRITTEN PERMISSION.

CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND FIELD CONDITIONS AND NOTIFY ARCHITECT/ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.

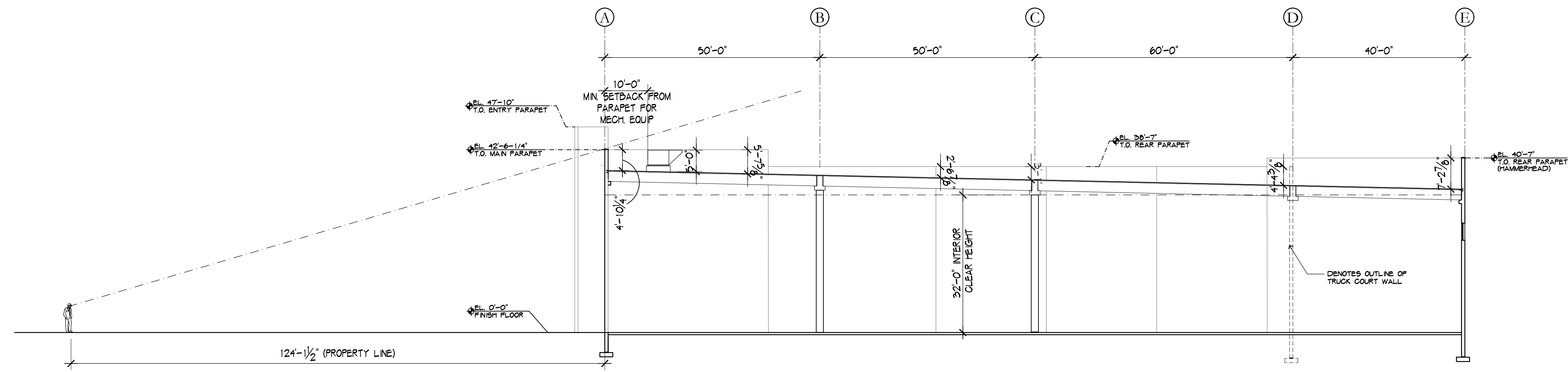


MICHAEL W. HANLON  
 FLORIDA REGISTERED ARCHITECT - REG. NUMBER: AR0017270  
 ELECTRONIC SIGNATURE SERIAL NUMBER:

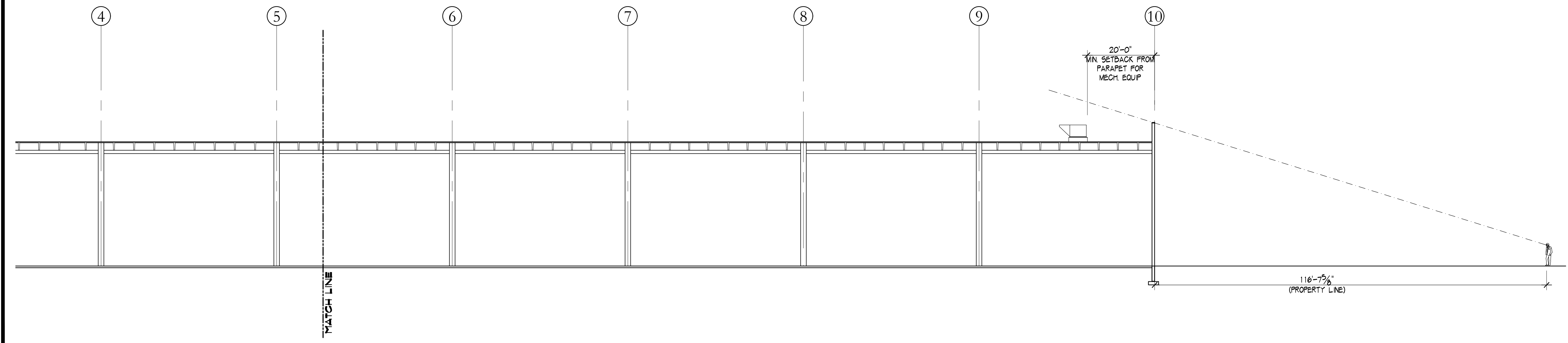
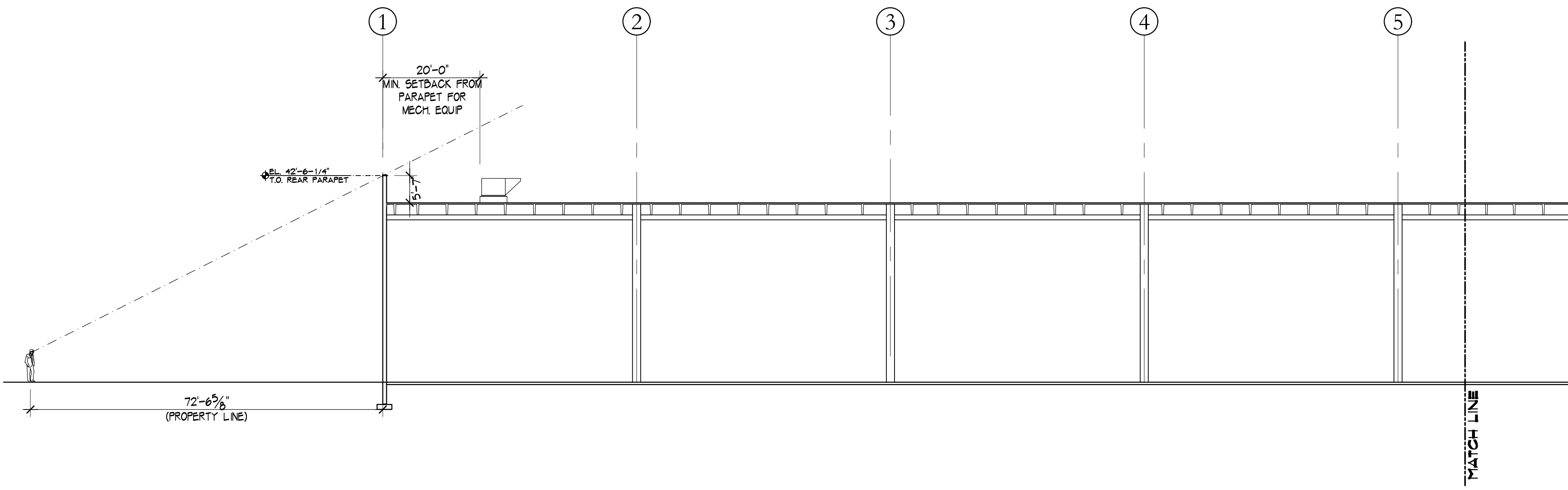
HNM PROJECT NUMBER:  
 21-044  
 ISSUED DATE:  
 2022-01-20  
 SCALE:  
 1/16" = 1'-0"

TITLE:  
 BUILDING CROSS SECTION- NORTH BUILDING

DRAWING NUMBER:  
**A-0.4**



1 BUILDING CROSS SECTION  
1/16"=1'-0"



2 EAST-WEST BUILDING SECTION  
1/16"=1'-0"

**Westlake Warehouse**  
 PARCEL 'G' - LOT 2 OF POD 'H' PLAT  
 Loxahatchee, Palm Beach County, Florida

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CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND FIELD CONDITIONS AND NOTIFY ARCHITECT/ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.



MICHAEL W. HANLON  
 FLORIDA REGISTERED ARCHITECT - REG. NUMBER: AR0017270  
 ELECTRONIC SIGNATURE SERIAL NUMBER:

HNM PROJECT NUMBER:  
 21-044  
 ISSUED DATE:  
 2022-01-20  
 SCALE:  
 3/8" = 1'-0"

TITLE:  
 BUILDING CROSS SECTION- SOUTH BUILDING

DRAWING NUMBER:  
 A-0.3

**File Attachments for Item:**

**C. MSP-2021-08:** Application of Minto PBLH, LLC for a Master Signage Plan for two (2) light-industrial warehouse buildings within Pod H, Parcel G at Westlake Landings. Pursuant to *Chapter 6. Sign. Section 6.9 Master Sign Plan*, the subject application includes waivers: Six (6) for Primary Ground Signs, two (2) for Individual Tenant Ground Signs, seven (7) for Principal Tenant Wall Signs, six (6) for Secondary Tenant Wall Signs, five (5) for Secondary Tenant Rear Wall Signs, four (4) for Building ID Signs and two (2) for Tenant Directional Signs .The North Building is located at 4851 Seminole Pratt Whitney Road, and the South Building is located at 4821 Seminole Pratt Whitney Road, Westlake, Florida, 33470.

**Submitted By:** Planning and Zoning



# Meeting Agenda Item Coversheet

<b>MEETING DATE:</b>	3/14/22	<b>Submitted By:</b> Planning and Zoning	
<b>SUBJECT:</b> <i>This will be the name of the Item as it will appear on the Agenda</i>	<b>MSP-2021-08:</b> Application of Minto PBLH, LLC for a Master Signage Plan for two (2) light-industrial warehouse buildings within Pod H, Parcel G at Westlake Landings. Pursuant to Chapter 6. Sign. Section 6.9 MasterSign Plan, the subject application includes waivers: Six (6) for Primary Ground Signs, two (2) for Individual Tenant Ground Signs, seven (7) for Principal Tenant Wall Signs, six (6) for Secondary Tenant Wall Signs, five (5) for Secondary Tenant Rear Wall Signs, four (4) for Building ID Signs and two (2) for Tenant Directional Signs .The North Building is located at 4851 Seminole Pratt Whitney Road, and the South Building is located at 4821 Seminole Pratt Whitney Road, Westlake, Florida, 33470.		
<b>STAFF RECOMMENDATION:</b> (MOTION READY)	<p>Recommendation of the Westlake Warehouse Master Signage Plan, Parcel G, for approval with the following conditions:</p> <ol style="list-style-type: none"> <li>1. Tenants will be permitted to have one (1) Principal Tenant Wall Sign. They may also choose to utilize a secondary wall sign in lieu of a principal tenant wall sign but not both unless they are on a different elevation (corner).</li> <li>2. Each tenant will be permitted only one (1) rear wall tenant sign; however, a major tenant may be permitted two (2).</li> </ol>		
<b>SUMMARY and/or JUSTIFICATION:</b>	<p>The applicant is requesting approval for a Master Signage Plan for Westlake Warehouse, a 17.41 acres of light industrial warehouse per <i>Chapter 6. Sign. Section 6.9 MasterSign Plan</i>. The subject application includes the following waivers: Six (6) for Primary Ground Signs, two (2) for Individual Tenant Ground Signs, seven (7) for Principal Tenant Wall Signs, six (6) for Secondary Tenant Wall Signs, five (5) for Secondary Tenant Rear Wall Signs, four (4) for Building ID Signs, and two (2) for Tenant Directional Signs totaling thirty-two (32) waivers.</p> <p>The Master Sign Plan proposes for the North and South buildings, up to 10 (ten) Principal Tenant Wall Signs, twenty (20) Secondary Tenant Wall Signs, fourteen (14) Tenant Rear Wall Signs, Building Address, Building ID Signs and Loading Bay ID Signs.</p> <p>The applicant is also requesting an amendment to the previously approved Pod H Master Sign Plan to remove two (2) Individual Tenant Ground signs along the West side of Landings Drive. The previously approved "Secondary Ground Sign" as part of the Pod H master signage plan is proposed to be replaced with a "Primary Ground Sign" for Parcel G, as well as adding a second "Primary Ground Sign".</p>		
<b>SELECT, if applicable</b>	<b>AGREEMENT:</b>		<b>BUDGET:</b>
	<b>STAFF REPORT:</b>	X	<b>PROCLAMATION:</b>
	<b>EXHIBIT(S):</b>	X	<b>OTHER:</b>

<p><b>IDENTIFY EACH ATTACHMENT.</b>  <i>For example, an agreement may have 2 exhibits, identify the agreement and Exhibit A and Exhibit B</i></p>	<p>Agenda Item Sheet  Final Staff Report  Application  Sign Deviation Table  Signage Packet</p>		
<p><b>SELECT, if applicable</b></p>	<p><b>RESOLUTION:</b></p>	<p><b>ORDINANCE:</b></p>	
<p><b>IDENTIFY FULL RESOLUTION OR ORDINANCE TITLE</b>  <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>  <b><u>Please keep text indented.</u></b></p>			
<p><b>FISCAL IMPACT (if any):</b></p>			<p>\$</p>



## City of Westlake

### Planning and Zoning Department – Staff Report

City Council Meeting 3/14/22

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#### PETITION DESCRIPTION

**PETITION NUMBER:** MSP-2021-08 Westlake Warehouse Parcel G Master Signage Plan

**OWNER:** Minto PBLH LLC

**APPLICANT:** Cotleur & Hearing

**ADDRESS:** Northern Warehouse: 4851 Seminole Pratt Whitney Road  
Southern Warehouse: 4821 Seminole Pratt Whitney Road

**PCN:** 77-40-43-12-00-000-1010

**REQUEST:** The applicant is requesting approval for a Master Signage Plan for Westlake Warehouse, a 17.41 acres of light industrial warehouse per *Chapter 6. Sign. Section 6.9 MasterSignage Plan*. The subject application includes thirty-two (32) waivers.

#### SUMMARY

The applicant is requesting approval for a Master Signage Plan for Westlake Warehouse, a 17.41 acres of light industrial warehouse per *Chapter 6. Sign. Section 6.9 MasterSign Plan*. The subject application includes the following waivers: Six (6) for Primary Ground Signs, two (2) for Individual Tenant Ground Signs, seven (7) for Principal Tenant Wall Signs, six (6) for Secondary Tenant Wall Signs, five (5) for Secondary Tenant Rear Wall Signs, four (4) for Building ID Signs, and two (2) for Tenant Directional Signs totaling thirty-two (32) waivers.

The Master Sign Plan proposes for the North and South buildings, up to 10 (ten) Principal Tenant Wall Signs, twenty (20) Secondary Tenant Wall Signs, fourteen (14) Tenant Rear Wall Signs, Building Address, Building ID Signs and Loading Bay ID Signs.

The applicant is also requesting an amendment to the previously approved Pod H Master Sign Plan to remove two (2) Individual Tenant Ground signs along the West side of Landings Drive. The previously approved “Secondary Ground Sign” as part of the Pod H master signage plan is proposed to be replaced with a “Primary Ground Sign” for Parcel G, as well as adding a second “Primary Ground Sign”.

#### STAFF RECOMMENDATION

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

1. Tenants will be permitted to have one (1) Principal Tenant Wall Sign. They may also choose to utilize a secondary wall sign in lieu of a principal tenant wall sign but not both unless they are on a different elevation (corner).
2. Each tenant will be permitted only one (1) rear wall tenant sign; however, a major tenant may be permitted two (2).



## **BACKGROUND**

The subject site is part of Phase Two of a 50.826-acres Commercial Plaza known as Westlake Landings in Pod H. A Master Site Plan Amendment for Pod H “Westlake Landings” was previously approved on June 14, 2021, by the City Council through Resolution 2021-08. On November 22<sup>th</sup>, 2021, City Council approved a second amendment (SPM-2021-02) application request to eliminate the lot lines between Parcels B-1 and B-2, and between Parcels C and D; and subdividing the property by metes and bounds.

On January 18, 2022, City Council approved a Master Plan Amendment modifying the previously approved entitlement of Parcel G from Office Use to Light Industrial Use and increasing the square footage from 158,000 sq. ft. to 227,000 sq. ft.

A Site Plan Review application is being processed concurrently to develop two buildings totaling 227,000 square feet (sq. ft.) for a light-industrial warehouse facility. The application includes a one-story north building with 146,149 sq. ft.; and a one-story south building with 80,851 sq.ft. within Pod H, Parcel G at Westlake Landing.

*The subject Master Sign application will be heard concurrently with the Site Plan Review application by City Council on March 14, 2022.*

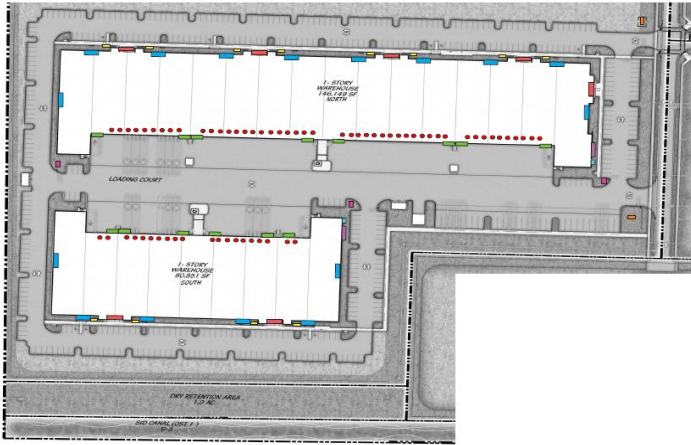
## **STAFF ANALYSIS**

The applicant is requesting approval for a Master Sign Plan for the Westlake Warehouse development, a 17.41 acres for light industrial warehouse use per *Chapter 6. Sign. Section 6.9 Master Sign Plan*. The subject application includes the following waivers: Six (6) for Primary Ground Signs, two (2) for Individual Tenant Ground Signs, seven (7) for Principal Tenant Wall Signs, six (6) for Secondary Tenant Wall Signs, five (5) for Secondary Tenant Rear Wall Signs, four (4) for Building ID Signs and two (2) for Tenant Directional Signs totaling thirty-two (32) waiver request.

The Master Sign Plan proposes for the North and South building, up to 10 (ten) Principal Tenant Wall Signs, twenty (20) Secondary Tenant Wall Signs, fourteen (14) Tenant Rear Wall Signs, Building Address, Building ID Signs and Loading Bay ID Signs.

The applicant is also requesting an amendment to the previously approved Pod H Master Sign plan to remove two (2) Individual Tenant Ground signs along the West side of Landings Drive. The previously approved “Secondary Ground Sign” as part of the Pod H master signage plan is proposed to be replaced with a “Primary Ground Sign” for Parcel G, as well as adding a second “Primary Ground Sign”.

The proposed Master Sign Plan includes all of the following signs:



SIGN LOCATION MAP

- PRIMARY GROUND SIGN
- INDIVIDUAL TENANT
- TENANT DIRECTIONAL SIGN
- PRINCIPAL TENANT WALL SIGN
- SECONDARY TENANT WALL SIGN
- TENANT REAR WALL SIGN
- BUILDING ADDRESS
- BUILDING ID SIGN
- LOADING BAY ID SIGN

\*THIS IS THE WORST CASE SCENARIO, ASSUMING THE MAXIMUM AMOUNT OF TENANT OCCUPATION

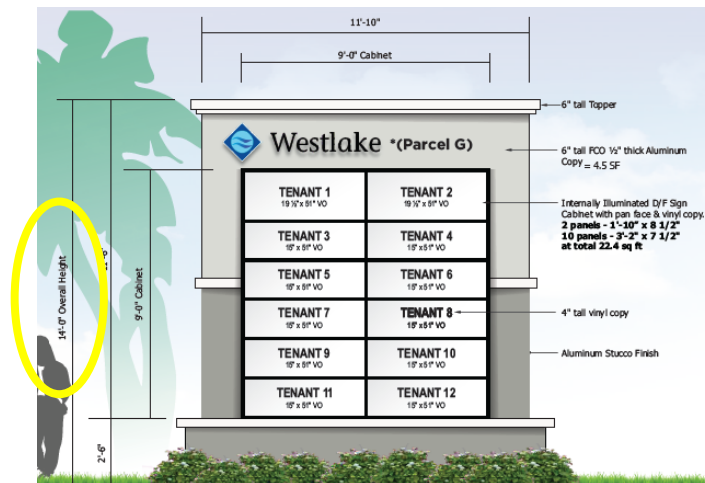
Per Chapter 6. Sign. Section 6.9 Master Sign Plan: *The City Council, at the time of development order or site plan approval or amendment, may waive one or more of the requirements of this chapter as part of a master sign plan. A master sign plan may be considered for two or more signs.*

(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 waiver's from City Code Section 6.20 (Permitted Signs):

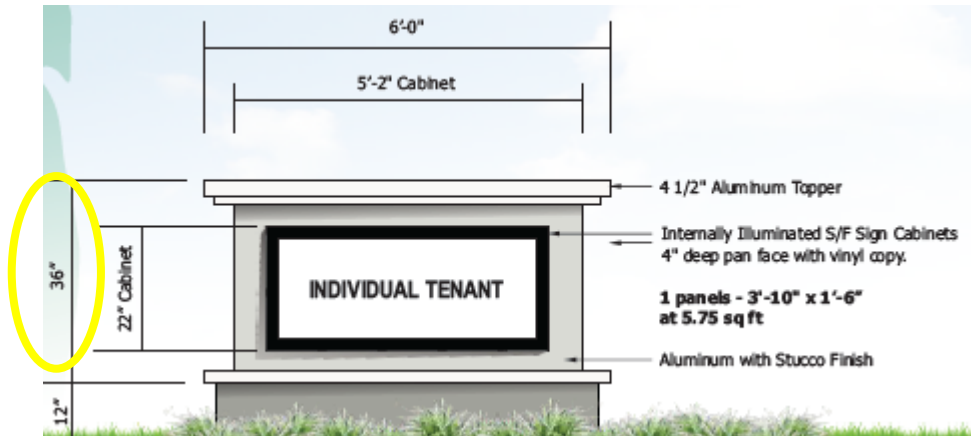
**A. Ground Sign for Commercial Building within Pod (Primary Ground Sign).**

- A fourteen feet (14') sign height, exceeding code requirement of eight feet (8') maximum.
- An overall sign area of 155.40 square feet, exceeding maximum 120 square feet.
- Ground sign copy area of 81 square feet, exceeding code maximum of 60 square feet.
- Sign contains ten (10) tenant names, exceeding the maximum allowed 6 tenant names.
- A 2.6 feet sign base height, exceeding the 2 feet maximum height allowed.



**B. Ground Sign for Commercial Building within Pod (Individual Tenant Ground Sign).**

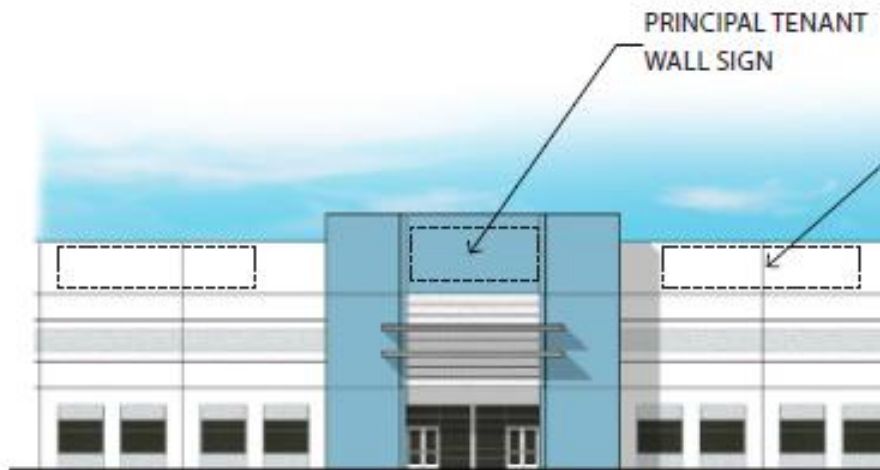
6. The applicant is requesting to increase the tenant ground sign height to three (3) feet from the required two (2) feet maximum height.



**C. Principal Tenant Wall Signs.**

The applicant is requesting waivers for principal tenant wall signs.

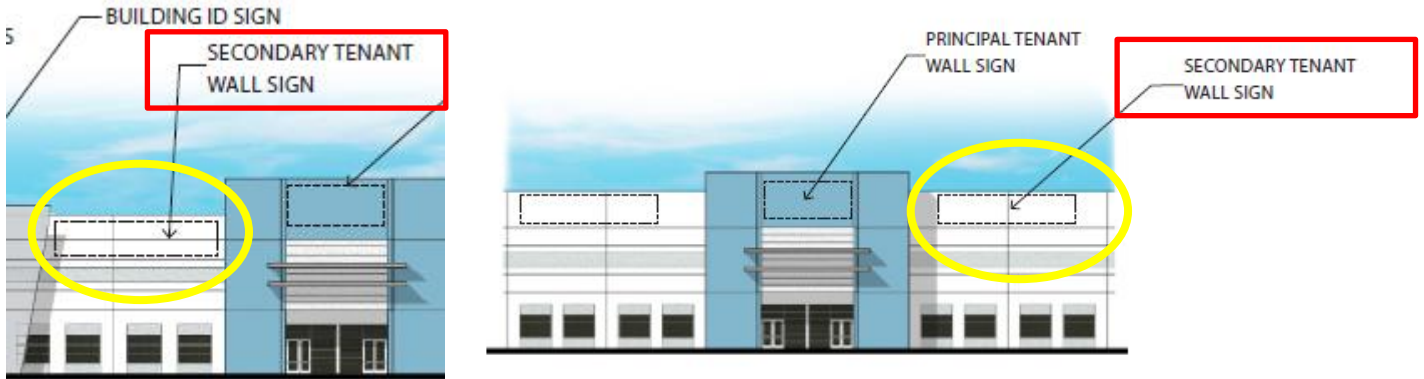
- A copy area with a six (6) foot logo, the code does not allow a logo.
- Four (4) signs on the North Building not fronting ROW, from the maximum allowed of one set of two (2) signs fronting ROW.
- Two (2) signs on the South Building not fronting the ROW, code does not allow signs not fronting ROW.
- Copy area of 180 square feet, which exceeds code requirement of 90 square feet.
- Fourty (40) inches letter height with a six (6) foot logo, exceeding code requirement of thirty-six (36) inches and an addition of logo.
- Total of five (5) signs per North Building and two (2) signs per South Building, which exceeds code requirement of one (1) sign per building.



**D. Secondary Tenant Wall Signs.**

The applicant is requesting multiple waivers in terms of number of signs, location, copy area, and height.

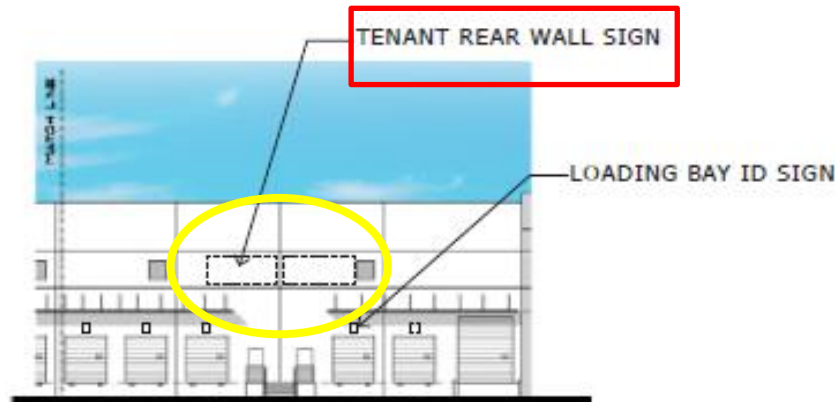
- Copy area of one (1) line with a five (5) foot logo, which exceeds code requirement of including a logo for both the North and South Building totaling two (2) waivers.
- Nine (9) signs on the North Building and five (5) signs on the South Building not fronting the ROW, which *not* fronting right of way is not allowed per code requirements.
- A copy area of up to 227 square feet, which exceeds code requirement of 90 square feet.
- Five (5) foot logo, which exceeds code requirement of an addition of logo to wall sign.



**E. Secondary Tenant Rear Wall Signs.**

The applicant is requesting multiple code waivers in terms of number of signs, location, copy area, and height for the secondary tenant rear wall signs.

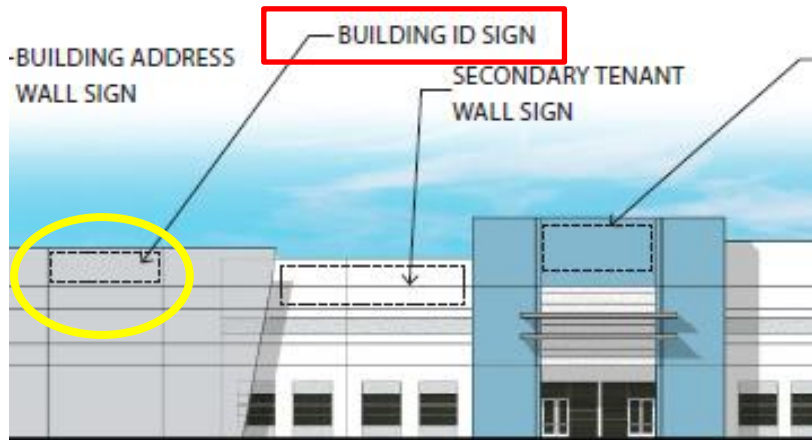
- Copy area of two (2) lines with a four (4) foot logo, which exceeds code requirement of one (1) per copy area and including a logo. Waivers are for both the North and South Building.
- Eight (8) signs on the North Building and six (6) signs on the South Building not fronting the ROW, which *not* fronting right of way is not allowed per code requirements.
- Four (4) foot logo, which exceeds code requirement of an addition logo to a wall sign.



**F. Building ID Signs.**

The applicant is requesting multiple code waivers in terms of number of signs, location copy area, and height to the building ID signs.

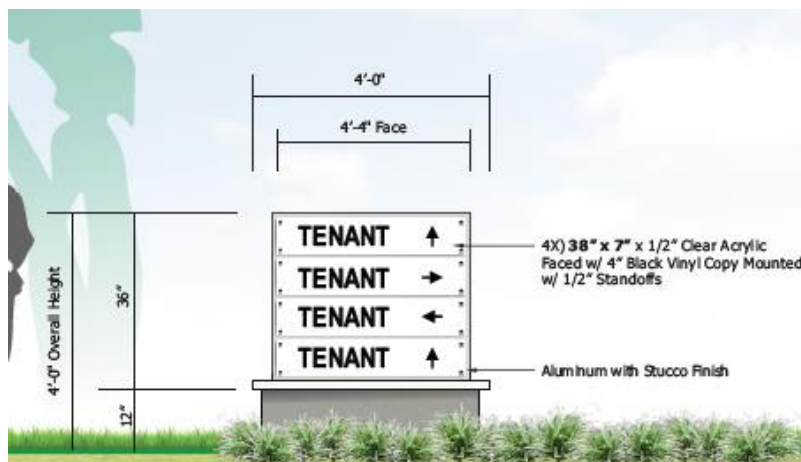
- Copy area of two (2) lines with a six (6) foot logo, which exceeds code requirement of one (1) per copy area and including a logo. Deviations are for both the North and South Building.
- One (1) Sign on the South Building not fronting the ROW, which not fronting ROW is not allowed per code requirements.
- Copy area of up to 154 square feet, which exceeds code requirement of 64 square feet.
- Letter Height of forty-eight (48) inches with a six (6) foot logo, which exceeds code requirement of thirty-six (36) inches and an addition of logo.



**G. Tenant Directional Signs.**

The applicant is requesting code waivers in terms of copy area.

- Copy area of 7.4 square feet, which exceeds code requirement of four (4) square feet. Waivers are for both, the North and South Building totaling two (2) requests.



The following table presents all 32 waivers being requested:

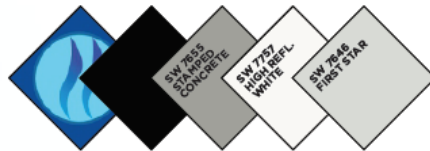
Sign Type	Code Req'mt.	Applicant Request	Deviation	
Ground Sign for Commercial Building Within Pod <u>PRIMARY GROUND SIGNS IN POD H</u> (Sign size same as previously approved in Pod H)	1 per access entry (Plus 1 for each 700 lineal feet of ROW) Height – 8' Sign Area – 120 sf. Copy Area – 60 sf. 6 Tenants Base – 2' or 30% of OH (2.4')	3  Height – 14' Sign Area – 155.40 sf. Copy Area – 81 sf. 10 Tenants Base – 2.6'/4.2'	+ 1  + 6' + 35.40 sf. + 21 sf. + 4 Tenants + 6"/+1.8'	6 Waivers
Ground Sign for Commercial Building Within Pod <u>INDIVIDUAL TENANT GROUND SIGN</u>	North Bldg = 8 Base – 2' or 30% of OH (2.4') South Bldg = 4 Base – 2' or 30% of OH (2.4')	Base – 3' or (4.2") Base – 3' or (4.2")	+ 1' + 1'	2 Waivers
Wall Sign for Principal Structure or Building Identification or Principal Tenant <u>PRINCIPAL TENANT WALL SIGNS</u>	Copy – 1 sign or 1 message  North Bldg = 5 One set of 2 signs Fronting ROW South Bldg = 2 One set of 2 signs Fronting ROW No & So. Bldgs. Copy Area – 90 sf. No & So. Bldgs. Letter Height – 36" North Bldg = 5 1 sign per Bldg. South Bldg = 2 1 sign per Bldg.	Copy – 1 line with 6' Logo  North Bldg. – 1 sign Fronting ROW (Landings Dr.) South Bldg. - 2 signs NOT Fronting ROW Copy Area – 180 sf Letter Height – 40" with 6' Logo 5 signs per North Bldg. 2 signs per South Bldg.	+ 6' Logo  + 4 NOT Fronting ROW + 2 NOT Fronting ROW + 90 sf + 4" with 6' Logo + 4 signs + 1 sign	7 Waivers
Wall Sign for Principal Structure or Building Identification or Principal Tenant <u>SECONDARY TENANT WALL SIGNS</u>	North Bldg = 10 Copy – 1 sign or 1 message South Bldg = 6 Copy – 1 sign or 1 message North Bldg = 10 One set of 2 signs Fronting ROW/ 1 Sign per Bldg. South Bldg = 6 One set of 2 signs Fronting ROW/ 1 Sign per Bldg. No & So. Bldgs. Copy Area – 90 sf. No & So. Bldgs. Letter Height – 36"	Copy – 1 line with 5' logo Copy – 1 line with 5' logo North Bldg. - 1 sign Facing ROW/9 signs NOT South Bldg. – 1 Sign Facing ROW/5 signs NOT Copy Area – Up to 227 sf. Letter Height – 36" with 5' Logo	+ 5' Logo + 5' Logo + 9 NOT Fronting ROW + 5 NOT Fronting ROW + 134 + 5' Logo	6 Waivers
Wall Sign for Principal Structure or Building Identification or Principal Tenant <u>SECONDARY TENANT REAR WALL SIGNS</u>	North Bldg. = 8 Copy – 1 sign or 1 message South Bldg. = 6 Copy – 1 sign or 1 message North Bldg. = 8 One set of 2 signs Fronting ROW/ 1 Sign per Bldg. South Bldg. = 6 One set of 2 signs Fronting ROW/ 1 Sign per Bldg. No & So. Bldgs. Letter Height – 36"	Copy – 2 lines with 4' logo Copy – 2 lines with 4' logo North Bldg. - NOT Fronting ROW South Bldg. – NOT Fronting ROW Letter Height – 24" with 4' Logo	+ 1 line & 4' Logo + 1 line & 4' Logo + 8 NOT Fronting ROW + 6 NOT Fronting ROW + 4' Logo	5 Waivers



<p>Wall Sign for Principal Structure or Building Identification or Principal Tenant <u>BUILDING ID SIGNS</u></p>	<p>North Bldg = 1 Copy – 1 sign or 1 message South Bldg = 1 Copy – 1 sign or 1 message</p> <p>North Bldg = 1 One set of 2 signs Fronting ROW/1 Sign per Bldg. South Bldg = 1 One set of 2 signs Fronting ROW/1 Sign per Bldg.</p> <p>No &amp; So. Bldgs. Copy Area – 90 sf. Letter Height – 36"</p>	<p>Copy – 2 lines with 6' logo Copy – 2 lines with 6' logo</p> <p>North Bldg. - 1 Sign Fronting ROW (Landings Dr.) South Bldg. – NOT Fronting ROW</p> <p>Copy Area – 154 sf. Letter Height – (48" per line - 2 lines)</p>	<p>+ 1 line + 6' Logo  (No Deviation) + 1 NOT Fronting ROW  + 64 sf. + 12" + 6' Logo</p>	<p>4 Waivers</p>
<p>Tenant Specific Directional Signage <u>TENANT DIRECTIONAL SIGNS</u></p>	<p>North Bldg = 2 Copy Area = 4' max. South Bldg = 1 Copy Area = 4' max.</p> <p>No &amp; So. Bldgs. Sign Faces = 2</p> <p>No &amp; So. Bldgs. Max number of signs – per approval</p> <p>No &amp; So. Bldgs. Height = 4' max.</p>	<p>7.4 sf. 7.4 sf.</p> <p>2</p> <p>3</p> <p>4'</p>	<p>+ 3.4 sf. + 3.4 sf.</p>	<p>2 Waivers</p>

### Tenant Sign Specifications

Tenant Signs will follow criteria set forth by the Master Sign Plan and remain consistent with the color scheme below. Tenants can have channel letters in the following two fonts: Helvetica Medium or Americana Extra Bold. Regional and National chains are permitted to use brand logo if approved by Landlord.

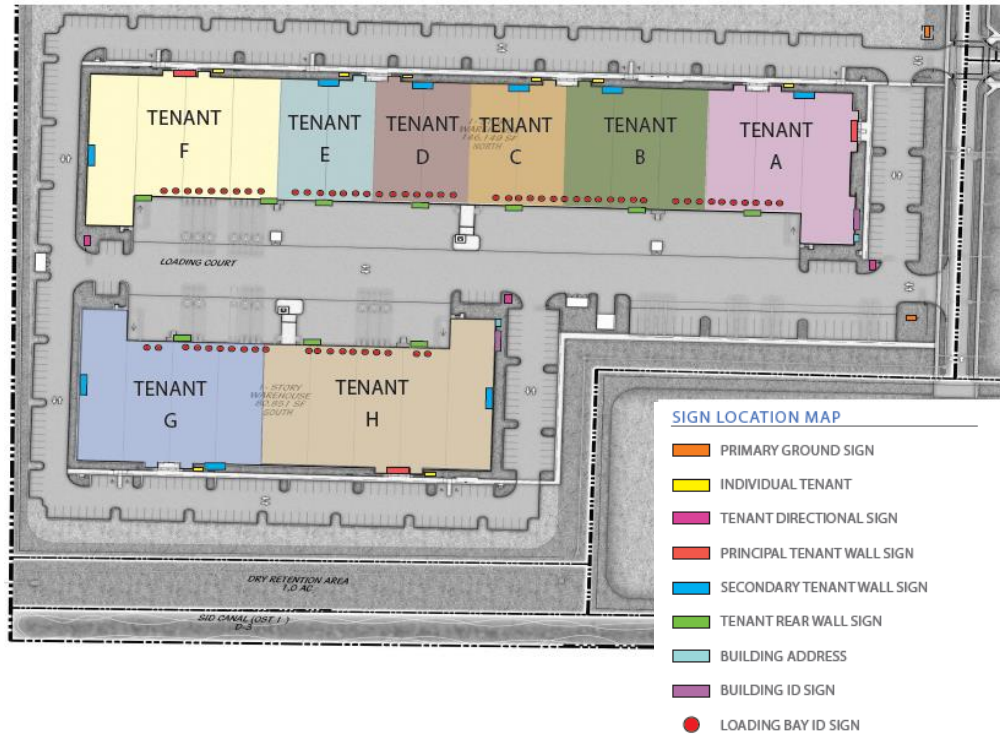


### Tenant Leasing Scenarios

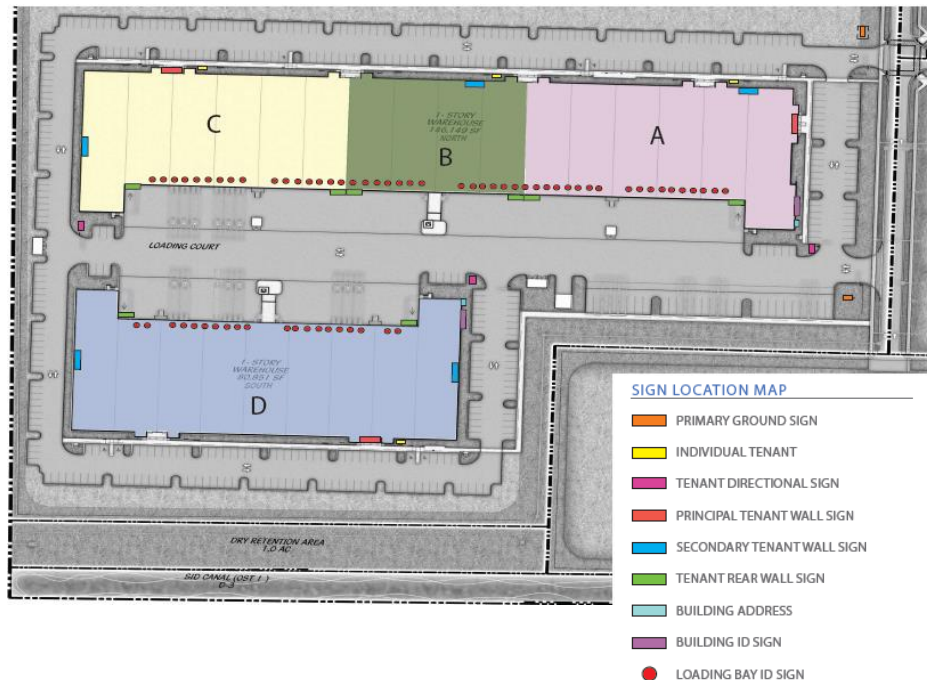
Tenants will be permitted to either have one (1) Principal Tenant Wall sign, or they may choose to utilize a Secondary Tenant Wall sign, but are not permitted to have both, unless they are located at the corner of a building.

The following two scenarios were provided by the applicant to demonstrate possible tenant signage.

**Scenario #1 demonstrates the “most likely” scenario of signage based on proposed tenant occupancy (Tenants A through F in the North building; and Tenants G and H in the South building).**



**Scenario #2 demonstrates a lower rate of tenant occupancy based on larger space sizes (Tenants A,B & C in the North building, and Tenant D in the South Building).**



**FINAL REMARKS**

MSP-2021-08 will be heard by the City Council on March 14, 2022. The public hearing was advertised in compliance with the City’s code.

Based upon the facts and findings contained herein, the Engineering Department recommends approval of the subject application. The Planning and Zoning Department recommends the following Conditions of Approval:

1. Tenants will be permitted to have one (1) Principal Tenant Wall Sign. They may also choose to utilize a secondary wall sign in lieu of a principal tenant wall sign but not both unless they are on a different elevation (corner).
2. Each tenant will be permitted only one (1) rear wall tenant sign; however, a major tenant may be permitted two (2).



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

<b>DEPARTMENTAL USE ONLY</b>	
Ck. #	_____
Fee:	_____
Intake Date:	_____
<b>PROJECT #</b>	<input type="text"/>

**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:** Westlake Landings, Parcel G – Master Signage Program (MSP-2021-08)

**PROJECT ADDRESS:** 4807 – 4899 Seminole Pratt Whitney Road

**DESCRIPTION OF PROJECT:** Westlake Landings, Light Industrial Warehouse master signage program.

Property Control Number (PCN), list additional on a separate sheet: 77-40-43-01-17-000-0020

Estimated project cost: TBD

**Property Owner(s) of Record (Developer)** Minto PBLH LLC (Contract Purchaser: Mitchell Property Realty, Inc.)

Address: 16604 Town Center Pkwy N, 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: Cotleur & Hearing

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

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



**II. LAND USE & ZONING**

- A) ZONING MAP DESIGNATION Mixed Use    B) FUTURE LAND USE MAP DESIGNATION Downtown Mixed Use  
 C) Existing Use(s) Vacant/Agriculture/Utility  
 D) Proposed Use(s), as applicable Light Industrial Warehouse

**III. ADJACENT PROPERTIES**

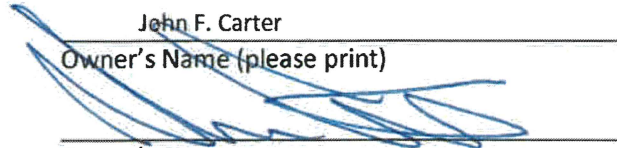
	Name of Business/ Subdivision	Land Use Designation	Zoning Designation	Existing Use(s)	Approved Use(s)
<b>NORTH</b>	Westlake Landings, Parcel F - Adrenaline World	Mixed Use	Mixed Use	Vacant- Approved November 2021	Mixed Use - Recreation
<b>SOUTH</b>	Seminole Ridge HS/Westlake Landings, Parcel E Self-Storage	Civic/Mixed Use	Civic – Education/Mixed Use	Public School/Vacant – Approved November 2021	Public School/ Self-Storage
<b>EAST</b>	Westlake Landings Parcels B & C – Shoppes of Westlake Landings	Mixed Use	Mixed Use	Vacant – Approved November 2021	Retail/Restaurants/Fast- Food Drive-Thru Restaurants
<b>WEST</b>	Loxahatchee	Rural Residential	Residential	Rural Residential	Rural Residential

**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)  
  
 Owner's Signature  
12.16.21  
 Date

Donaldson Hearing  
 Applicant/Agent's Name (please print)  
  
 Applicant/Agent's Signature  
12.21.21  
 Date

***POD H, Parcel G - Warehouse  
Master Sign Plan  
MSP-2021-08***

***Justification Statement***

December 23, 2021

~~Revised: January 24, 2022~~

**Revised: February 04, 2022**

**Introduction**

The Applicant (Minto PBLH, LLC) is requesting approval of a Master Sign Plan (MSP) in connection with a Site Plan recently submitted for review for a light industrial warehouse facility. This facility is to be located within the southern portion of Pod H, Westlake Landings, on Lot 2 of Parcel G. The plat of Pod H has been previously approved. Parcel G contains 17.41 acres.

**Background**

Parcel G, Pod H, is part of Minto's vested development on its property within the City of Westlake located East and West of Seminole Pratt Whitney Blvd., South of 60<sup>th</sup> Street North, and North of 50<sup>th</sup> Street N, East of Mead Hill Drive, and 44<sup>th</sup> Street North, East of 190<sup>th</sup> Terrace North and West of 140<sup>th</sup> Avenue North. Per the City's Comprehensive Plan, the Woodlands site lies within the R1 and R2 Future Land Use designation and the R1 and R-2 Zoning districts.

**Historic and Recent Planning and Zoning Entitlements**

Prior to the City's incorporation, Palm Beach County issued several Development Orders to Minto permitting development on Minto's property that is now within the City of Westlake. Specifically, the County approved Resolution 2014-1646 (as later amended by 2014-1892) rezoning the Westlake Property, and Resolutions 2014-1647 and 2014-1648 approving Hotel and College/University as requested uses on the Westlake Property. At that same time, Palm Beach County revised its Comprehensive Plan and Unified Land Development Code ("ULDC") to facilitate development of the Westlake Property pursuant to Ordinances 2014-030 and 2014-031. At the same time, to address the County's traffic concurrency requirements related to the approved density and intensity, Minto entered into a Proportionate Fair Share Agreement with Palm Beach County dated October 29, 2014.

Subsequent to incorporation, Minto proceeded with the development of its property pursuant to the County Development Orders and the Interim Code. The City has adopted its own Comprehensive Plan and implementing land development regulations. Further, most of the conditions of approval contained in the County development orders have either been



completed or are superseded by the City’s Comprehensive Plan, Land Development Regulations and state law. As a result, on December 01, 2021, Minto notified the City of Westlake of its intention to hereinafter proceed under § 163.3167(5) to complete development of its density and intensity vested by the Proportionate Fair Share Agreement and state law, pursuant to the City’s Comprehensive Plan and Land Development Regulations.

**Subject Request**

In tandem with the site plan concurrently submitted for site plan review, the applicant is requesting approval of a “Master Sign Plan” for this light Industrial warehouse on Parcel G in Pod H, Westlake Landings, pursuant to Section 6.9 of the City Signage Code. The light industrial warehouse will contain 2 buildings (north & south), totaling 227,000 sq. ft. and may house multiple industrial tenants. As such, the Master Sign Plan proposes UP TO (although will likely be less) 10 Principal Tenant Wall Signs; 20 Secondary Tenant Wall signs; and 14 Tenant Rear Wall Signs. Both buildings will contain a Building ID sign and Address sign, as well as numbered Loading Bay Door ID signs in the rear of each building.

As part of Pod H, this site will amend the number of individual tenant ground signs previously approved, removing 2 along the west side of Landings Drive, south of Landings Way. The previously approved “Secondary Ground Sign” as part of the Pod H master signage plan is proposed to be replaced with a “Primary Ground Sign” for Parcel G, as well as adding a second “Primary Ground Sign”, more specifically described below and illustrated within the proposed master sign plan for Parcel G being submitted herein.

**Pod H - Primary Ground Signs:**

For the benefit of Parcel G, as now designed, the applicant is requesting a revision to the Pod H approved master sign plan to remove the two (2) Individual Ground Signs along Landings Drive; replace the Secondary Ground Sign, located on the west side of Landings Drive, north of Landings Way, with a Primary Ground Sign at the northeast corner of Parcel G. In addition, a Primary Ground Sign will be added at the southeast corner. Both Primary Ground Signs will be for the exclusive use of Parcel G. As previously mentioned, the light industrial warehouse facility will contain 2 buildings, totaling 227,000 sq. ft. and may house multiple tenants. It is for this reason the applicant is requesting these revisions to the previously approved master sign plan in order to maximize visibility of the proposed tenants. As previously approved, the Primary Ground Signs will be 14’ in height and 11’ in width and may contain up to twelve (12) tenant names. These sign sizes as approved do not change, only the number of signs in this location.

**Pod H - Individual Ground Signs:** The previously approved master sign plan for Pod H called for up to ten (10) individual ground signs. As a result of the site plan design for Parcel G, two (2) of these ground signs, located on the west side of Landings Drive, south of Landings Way, will be

eliminated. These sign sizes as approved do not change, only the number of signs in this location.

**Parcel G - Individual Tenant Ground Signs:** The applicant is requesting up to twelve (12) individual tenant ground signs within Parcel G. Eight (8) signs will be allocated for the north building, and four (4) signs allocated for the south building. Comparing these signs to the “Ground Sign for Commercial Buildings within a Pod” criteria, these signs are proposed to be 4’ high and 6’ wide and will contain approximately 5.75 sq.ft. of sign copy area, well below the maximum sign structure dimensions within the sign code. These are small signs intended to enhance visibility at the pedestrian scale.

**Parcel G – Tenant Directional Ground Signs:** The applicant is requesting three (3) tenant specific directional signs within Parcel G. These signs are proposed to be 4’ high x 4’ wide and contain directional arrows for up to 4 tenants.

### **Proposed Wall Signs – Parcel G**

#### **Principal Tenant Wall Sign:**

The applicant is requesting up to seven (7) principal tenant wall signs: five (5) on the north building and two (2) on the south building. These signs are intended for the larger space holding (major) tenants and are proposed to be 7.5’x 24’, yielding a sign area of 180 sq.ft., and may include a 6’ max. height logo. None of these signs will be fronting a ROW, and only one (1) will be fronting Landings Drive within Pod H.

In addition, the buildings are large and tall, therefore, lending each to provide ample sign area to expose each tenant’s presence adequately. As such, several deviations from the sign code will occur. ***However, it should be noted that Tenants will be permitted to have one (1) Principal Tenant Wall Sign. They may also choose to utilize a secondary wall sign in lieu of a principal tenant wall sign but not both unless they are on a different elevation (corner).***

(Refer to the attached table with this document summarizing the deviations from code).

#### **Secondary Tenant Wall Sign:**

The applicant is requesting up to sixteen (16) secondary tenant wall signs (ten (10) on north building; six (6) on the south building). These signs are intended for the secondary tenants within these buildings and are contemplated to contain up to approximately 227 sq.ft. of sign area and may include a 5’ max. logo. None of these signs will be fronting a ROW. (Refer to the table further below in this document summarizing the deviations from code). ***However, as previously mentioned, it should be noted that Tenants will be permitted to have one (1) Principal Tenant Wall Sign. They may also choose to utilize a secondary wall sign in lieu of a principal tenant wall sign but not both unless they are on a different elevation (corner).***

(Refer to the attached table with this document summarizing the deviations from code).

**Tenant Rear Wall Sign:**

The applicant is requesting up to fourteen (14) tenant wall signs on the rear of each building, where the loading and unloading docks are located. Eight (8) signs allocated for the north building and six (6) for the south building. The signs will be 4' x 15' and may contain the tenant's logo at a max. of 4' high. None of these signs will be fronting a ROW. These signs will contain a maximum of 60 sf of copy area which is below the 90 sf maximum allowed by code. All of these signs are located in the rear loading area which is not accessible to the general public. These signs provide for wayfinding. ***Each tenant will be permitted only one (1) rear wall tenant sign; however, a major tenant may be permitted two (2).***

(Refer to the attached table with this document summarizing the deviations from code).

**Tenant Wall Signs (Example Leasing Scenarios):**

With respect to the number of signs depicted to be permitted for each tenant, it is important to note that building tenants will be permitted to either have one (1) Principal Tenant Wall sign, or they may choose to utilize a Secondary Tenant Wall sign, but are not permitted to have both, unless they are located at the corner of a building.

Sheet No. 3 within the signage booklet depicts the worst-case scenario of the amount of signage that would be proposed if the building was to be leased to its maximum potential of tenants, which is highly unlikely. The applicant is simply reserving the opportunity to offer potential future tenants a specific signage package which may be different for each, depending upon the size of the space they ultimately occupy.

Therefore, the applicant has further updated the master signage booklet to include two scenarios (#1 - Sheet 4a. and #2 – Sheet 4b.). Scenario #1 demonstrates the “most likely” scenario of signage based on proposed tenant occupancy (Tenants A through F in the North building; and Tenants G and H in the South building). Scenario #2 demonstrates a lower rate of tenant occupancy based on larger space sizes (Tenants A,B & C in the North building, and Tenant D in the South Building).

**Building Address:**

The applicant is requesting two (2) building address signs, one on the north building, and one on the south building, both facing Landings Drive. It should be noted that an address range has been established for this site with is 4807 – 4899 Seminole Pratt Whitney Road. It is not known yet how the street numbers will be distributed to either the buildings or the tenants. Once established, it is contemplated that an address range will be displayed for each building appropriately. These signs will be approximately 3' x 22' with a max. 36" letter height. No deviations to the sign code are present.

**Building ID Sign:**

A building ID sign of approximately 7' x 22' will occur on each of the two buildings. They will contain 48" letters, up to two lines of text and may also contain a 6' logo. These signs will contain the established name for this light industrial site when such is selected by the applicant.

**Loading Bay ID Sign:**

A number or letter ID sign is requested for above each of the loading bay doors in the rear of both buildings. There are up to fifty (50) bay doors proposed for the north building and up to twenty (20) bay doors on the south building.

The rear of the buildings face each other and therefore do not front on any ROW's or Landings Drive. They are contemplated to contain 12" max. numbers/letters. We believe these signs are exempt.

**Door Window Sign Address Signs:**

There will be an address number located on each of the double glass doors entering the buildings. The north building will have five (5) double glass doors, and the south building will have two (2). The window sign will confirm to the Westlake sign code and not exceed 20% of the glass area.

**Conclusion**

The Applicant is requesting approval of the Master Sign Plan for Parcel G in Pod H at Westlake Landings 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.

Attachment: Revised Signage Deviation Table

Sign Type	Code Req'mt.	Applicant Request	Deviation
<p><b>Ground Sign for Commercial Building Within Pod</b>  <u>PRIMARY GROUND SIGNS IN POD H</u>            (Sign size same as previously approved in Pod H)</p>	<p><b>1 per access entry            (Plus 1 for each 700 lineal feet of ROW)            Height – 8'            Sign Area – 120 sf.            Copy Area – 60 sf.            6 Tenants            Base – 2' or 30% of OH (2.4')</b></p>	<p><b>3            Height – 14'            Sign Area – 155.40 sf.            Copy Area – 81 sf.            10 Tenants            Base – 2.6'/4.2'</b></p>	<p><b>+ 1            + 6'            + 35.40 sf.            + 21 sf.            + 4 Tenants            + 6"/+1.8'</b></p>
<p><b>Ground Sign for Commercial Building Within Pod</b>  <u>INDIVIDUAL TENANT GROUND SIGN</u></p>	<p>North Bldg = 8            Base – 2' or 30% of OH (2.4')</p> <p>South Bldg = 4            Base – 2' or 30% of OH (2.4')</p>	<p>Base – 3' or (4.2")            Base – 3' or (4.2")</p>	<p>+ 1'            + 1'</p>
<p><b>Wall Sign for Principal Structure or Building Identification            or Principal Tenant</b>  <u>PRINCIPAL TENANT WALL SIGNS</u></p>	<p>Copy – 1 sign or 1 message</p> <p>North Bldg = 5            One set of 2 signs Fronting ROW</p> <p>South Bldg = 2            One set of 2 signs Fronting ROW</p> <p>No &amp; So. Bldgs.            Copy Area – 90 sf.</p> <p>No &amp; So. Bldgs.            Letter Height – 36"</p> <p>North Bldg = 5            1 sign per Bldg.</p> <p>South Bldg = 2            1 sign per Bldg.</p>	<p>Copy – 1 line with 6' Logo</p> <p>North Bldg. – 1 sign Fronting ROW (Landings Dr.)</p> <p>South Bldg. - 2 signs NOT Fronting ROW</p> <p>Copy Area – 180 sf</p> <p>Letter Height – 40" with 6' Logo</p> <p>5 signs per North Bldg.</p> <p>2 signs per South Bldg.</p>	<p>+ 6' Logo</p> <p>+ 4 NOT Fronting ROW</p> <p>+2 NOT Fronting ROW</p> <p>+90 sf</p> <p>+ 4" with 6' Logo</p> <p>+ 4 signs            + 1 sign</p>

<p><b>Wall Sign for Principal Structure or Building Identification or Principal Tenant</b>  <u><b>SECONDARY TENANT WALL SIGNS</b></u></p>	<p>North Bldg = 10  South Bldg = 6  North Bldg = 10  South Bldg = 6  No &amp; So. Bldgs.  No &amp; So. Bldgs.</p>	<p>Copy – 1 sign or 1 message  Copy – 1 sign or 1 message  One set of 2 signs Fronting ROW/ 1 Sign per Bldg.  One set of 2 signs Fronting ROW/ 1 Sign per Bldg.  Copy Area – 90 sf.  Letter Height – 36”</p>	<p>Copy – 1 line with 5’ logo  Copy – 1 line with 5’ logo  North Bldg. - 1 sign Facing ROW/9 signs NOT  South Bldg. – 1 Sign Facing ROW/5 signs NOT  Copy Area – Up to 227 sf.  Letter Height – 36” with 5’ Logo</p>	<p>+ 5’ Logo  + 5’ Logo  + 9 NOT Fronting ROW  + 5 NOT Fronting ROW  + 134  + 5’ Logo</p>
<p><b>Wall Sign for Principal Structure or Building Identification or Principal Tenant</b>  <u><b>SECONDARY TENANT REAR WALL SIGNS</b></u></p>	<p>North Bldg. = 8  South Bldg. = 6  North Bldg. = 8  South Bldg. = 6  No &amp; So. Bldgs.</p>	<p>Copy – 1 sign or 1 message  Copy – 1 sign or 1 message  One set of 2 signs Fronting ROW/ 1 Sign per Bldg.  One set of 2 signs Fronting ROW/ 1 Sign per Bldg.  Letter Height – 36”</p>	<p>Copy – 2 lines with 4’ logo  Copy – 2 lines with 4’ logo  North Bldg. - NOT Fronting ROW  South Bldg. – NOT Fronting ROW  Letter Height – 24” with 4’ Logo</p>	<p>+ 1 line &amp; 4’ Logo  + 1 line &amp; 4’ Logo  + 8 NOT Fronting ROW  + 6 NOT Fronting ROW  + 4’ Logo</p>



Westlake Warehouse Signage – Deviation Table

Revised: February 04, 2022

<p><b>Wall Sign for Principal Structure or Building Identification or Principal Tenant</b> <b><u>BUILDING ID SIGNS</u></b></p>	<p>North Bldg = 1 Copy – 1 sign or 1 message</p> <p>South Bldg = 1 Copy – 1 sign or 1 message</p> <p>North Bldg = 1 One set of 2 signs Fronting ROW/1 Sign per Bldg.</p> <p>South Bldg = 1 One set of 2 signs Fronting ROW/1 Sign per Bldg.</p> <p>No &amp; So. Bldgs. Copy Area – 90 sf.</p> <p>Letter Height – 36”</p>	<p>Copy – 2 lines with 6’ logo</p> <p>Copy – 2 lines with 6’ logo</p> <p>North Bldg. - 1 Sign Fronting ROW (Landings Dr.)</p> <p>South Bldg. – NOT Fronting ROW</p> <p>Copy Area – 154 sf.</p> <p>Letter Height – (48” per line - 2 lines)</p>	<p>+ 1 line + 6’ Logo</p> <p>(No Deviation)</p> <p>+ 1 NOT Fronting ROW</p> <p>+ 64 sf.</p> <p>+ 12” + 6’ Logo</p>
<p><b>Tenant Specific Directional Signage</b> <b><u>TENANT DIRECTIONAL SIGNS</u></b></p>	<p>North Bldg = 2 Copy Area = 4’ max.</p> <p>South Bldg = 1 Copy Area = 4’ max.</p> <p>No &amp; So. Bldgs. Sign Faces = 2</p> <p>No &amp; So. Bldgs. Max number of signs – per approval</p> <p>No &amp; So. Bldgs. Height = 4’ max.</p>	<p>7.4 sf.</p> <p>7.4 sf.</p> <p>2</p> <p>3</p> <p>4’</p>	<p>+ 3.4 sf.</p> <p>+ 3.4 sf.</p>

WESTLAKE™  
LANDINGS



LAND PLANNING + LANDSCAPE ARCHITECTURE

Cotleur & Hearing

1934 COMMERCE LANE, SUITE 1  
JUPITER, FL 33458  
561-747-6336  
www.cotleurhearing.com

PARCEL G  
MASTER SIGNAGE PROGRAM

REVISED: FEBRUARY 02, 2022

- 1 SIGN LOCATION MAP PREVIOUSLY APPROVED - POD H SIGNS  
*(UPDATES TO RESPOND TO PARCEL G SITE PLAN)*
- 2 PROPOSED POD H SIGN REVISIONS
- 3 SIGN LOCATION MAP - PARCEL G - PROPOSED SIGNAGE
- 4a. PARCEL G - EXAMPLE LEASING SCENARIO #1
- 4b. PARCEL G - EXAMPLE LEASING SCENARIO #2
- 5 PRIMARY GROUND SIGNS
- 6 INDIVIDUAL TENANT GROUND SIGN
- 7 TENANT DIRECTIONAL SIGN
- 8 BUILDING SIGN VIEWS
  - A. PRINCIPAL TENANT WALL SIGN
  - B. SECONDARY TENANT WALL SIGN
  - C. TENANT REAR WALL SIGN
  - D. BUILDING ADDRESS
  - E. BUILDING ID SIGN
  - F. LOADING BAY ID SIGN





SIGN LOCATION MAP

- NON RESIDENTIAL POD ENTRY SIGN
- PRIMARY GROUND SIGN
- SECONDARY GROUND SIGN- 6 TENANTS
- SECONDARY GROUND SIGN- 3 TENANTS
- INDIVIDUAL GROUND SIGN (NOTE: LOCATIONS OF INDIVIDUAL GROUND SIGNS ARE CONCEPTUAL AND WILL BE FINALIZED DURING SITE PLAN REVIEW OF EACH PARCEL.)
- MSP BY OTHER

NOTE: PARCEL C + D WILL CONTAIN 3 BUILDINGS THEREFORE 3 INDIVIDUAL GROUND SIGNS ARE PROPOSED



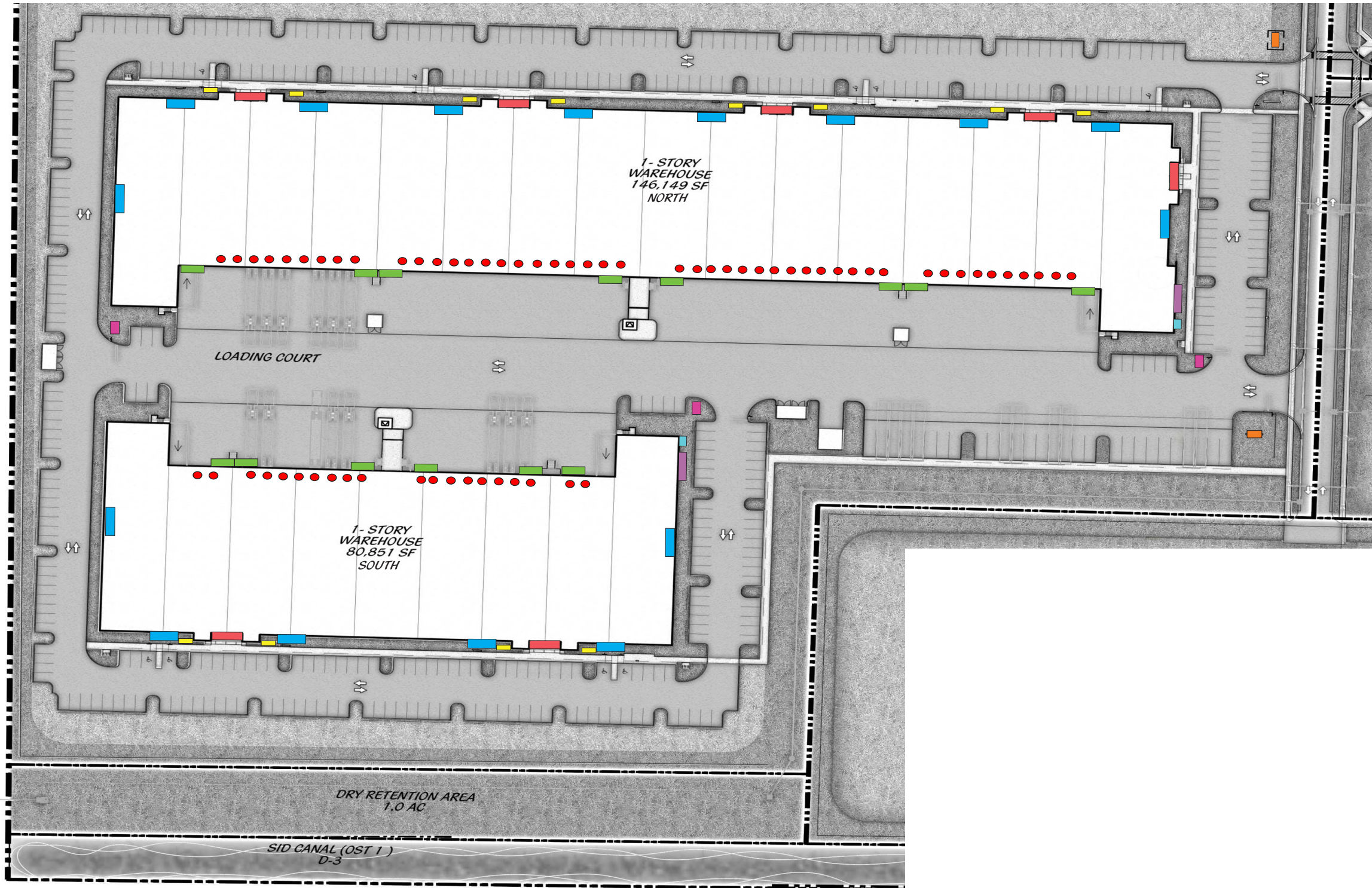


SIGN LOCATION MAP

- NON RESIDENTIAL POD ENTRY SIGN
- PRIMARY GROUND SIGN
- SECONDARY GROUND SIGN- 6 TENANTS
- SECONDARY GROUND SIGN- 3 TENANTS
- INDIVIDUAL GROUND SIGN (NOTE: LOCATIONS OF INDIVIDUAL GROUND SIGNS ARE CONCEPTUAL AND WILL BE FINALIZED DURING SITE PLAN REVIEW OF EACH PARCEL.)
- MSP BY OTHER

NOTE: PARCEL C + D WILL CONTAIN 3 BUILDINGS THEREFORE 3 INDIVIDUAL GROUND SIGNS ARE PROPOSED



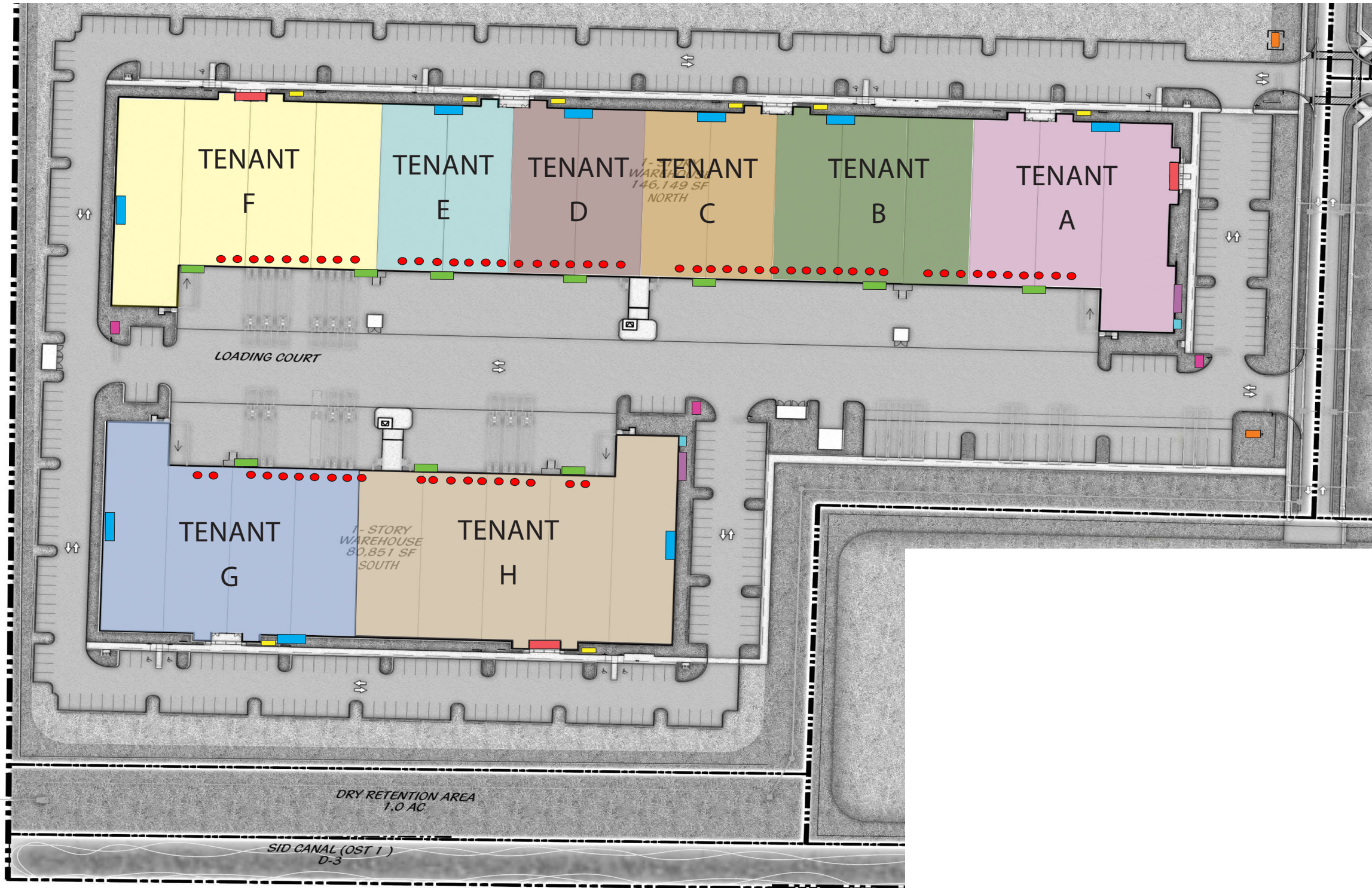


SIGN LOCATION MAP

- PRIMARY GROUND SIGN
- INDIVIDUAL TENANT
- TENANT DIRECTIONAL SIGN
- PRINCIPAL TENANT WALL SIGN
- SECONDARY TENANT WALL SIGN
- TENANT REAR WALL SIGN
- BUILDING ADDRESS
- BUILDING ID SIGN
- LOADING BAY ID SIGN

\*THIS IS THE WORST CASE SCENARIO, ASSUMING THE MAXIMUM AMOUNT OF TENANT OCCUPATION





SIGN LOCATION MAP

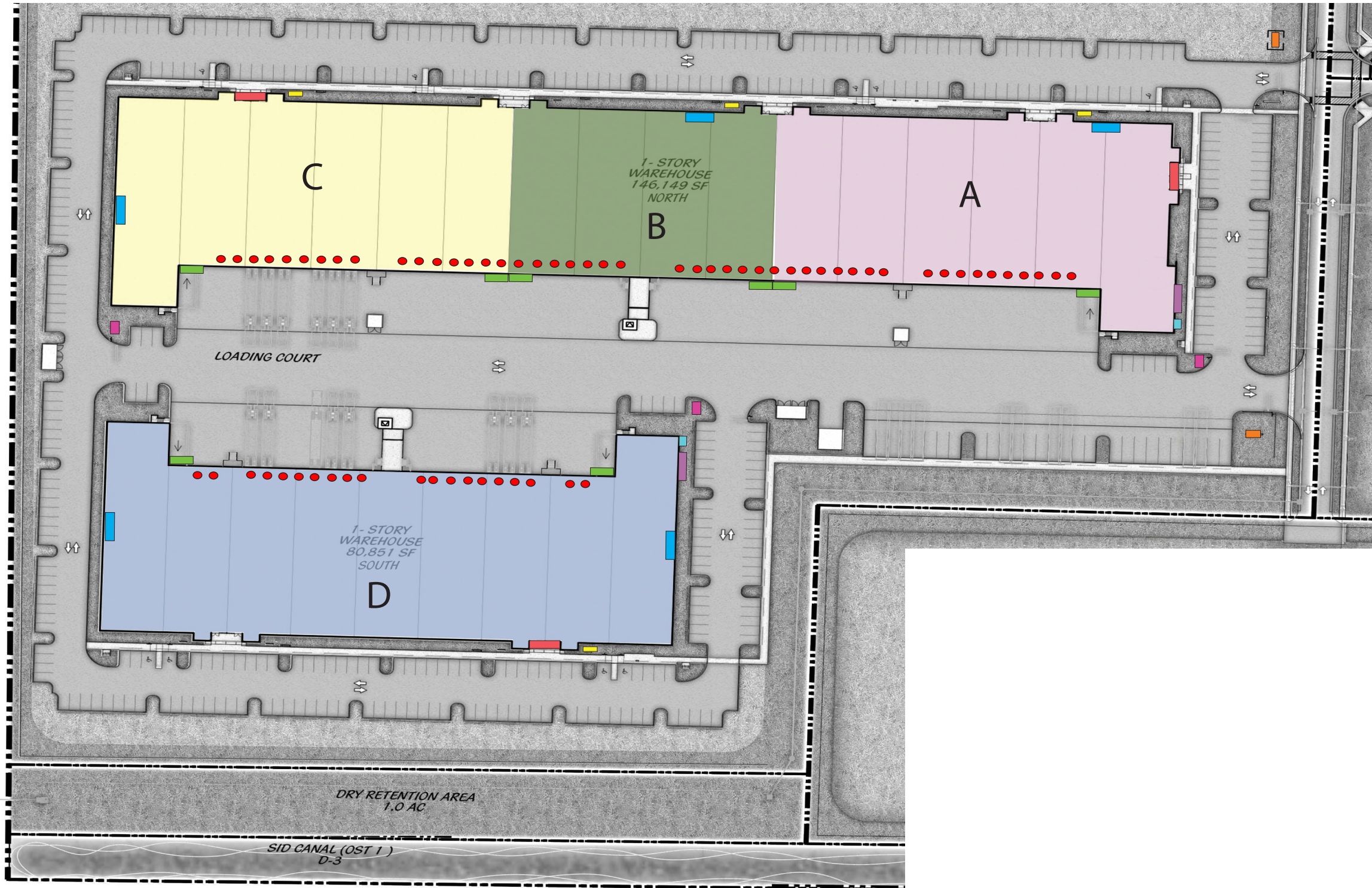
- PRIMARY GROUND SIGN
- INDIVIDUAL TENANT
- TENANT DIRECTIONAL SIGN
- PRINCIPAL TENANT WALL SIGN
- SECONDARY TENANT WALL SIGN
- TENANT REAR WALL SIGN
- BUILDING ADDRESS
- BUILDING ID SIGN
- LOADING BAY ID SIGN

NOTES

- TENANTS WILL BE PERMITTED TO SELECT EITHER ONE (1) PRINCIPAL TENANT WALL SIGN, OR ONE (1) SECONDARY TENANT WALL SIGN, BUT NOT BOTH.
- A TENANT MAY BE PERMITTED A SECOND, EITHER PRINCIPAL TENANT WALL SIGN OR SECONDARY TENANT WALL SIGN, IF THEY ARE LOCATED ON A BUILDING CORNER
- EACH TENANT WILL BE PERMITTED ONE (1) TENANT REAR WALL SIGN. TENANT MAY BE PERMITTED TWO (2) REAR WALL SIGNS.

\*THIS IS MOST LIKELY SCENARIO, ASSUMING TYPICAL TENANT OCCUPATION





SIGN LOCATION MAP

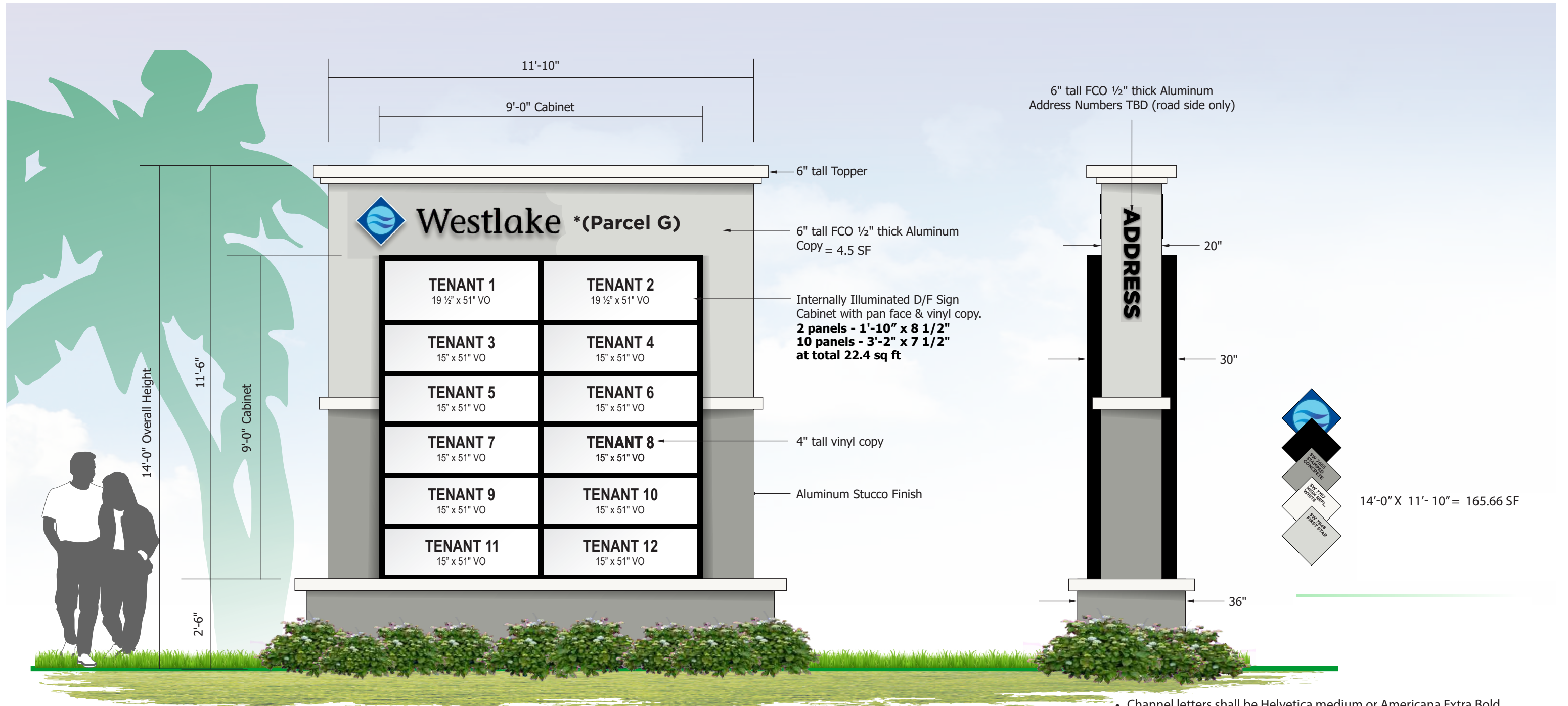
- PRIMARY GROUND SIGN
- INDIVIDUAL TENANT
- TENANT DIRECTIONAL SIGN
- PRINCIPAL TENANT WALL SIGN
- SECONDARY TENANT WALL SIGN
- TENANT REAR WALL SIGN
- BUILDING ADDRESS
- BUILDING ID SIGN
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NOTES

- TENANTS WILL BE PERMITTED TO SELECT EITHER ONE (1) PRINCIPAL TENANT WALL SIGN, OR ONE (1) SECONDARY TENANT WALL SIGN, BUT NOT BOTH.
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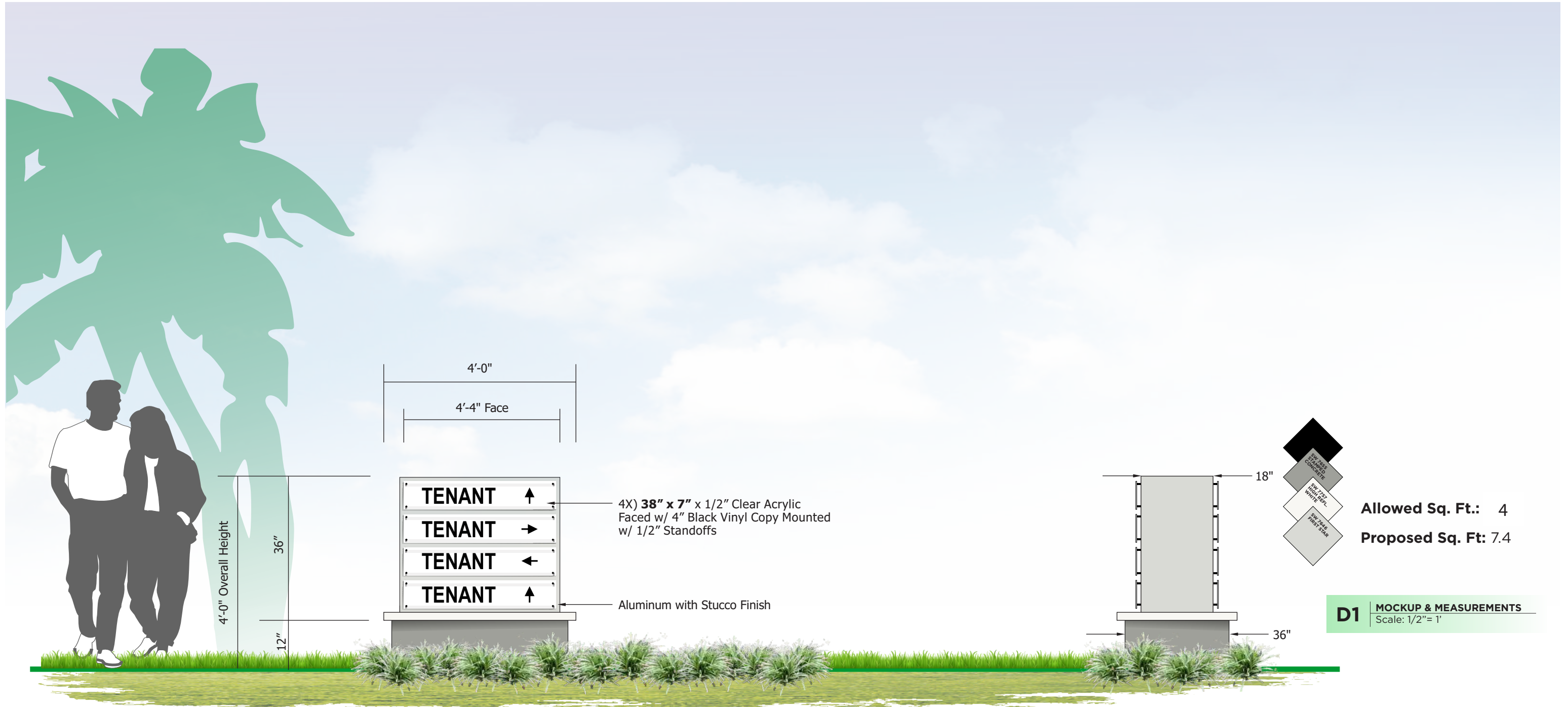
\*THIS SCENARIO ASSUMES A REDUCED NUMBER OF TENANTS BASED ON THE SIZE OF SPACE THAT CAN BE OCCUPIED



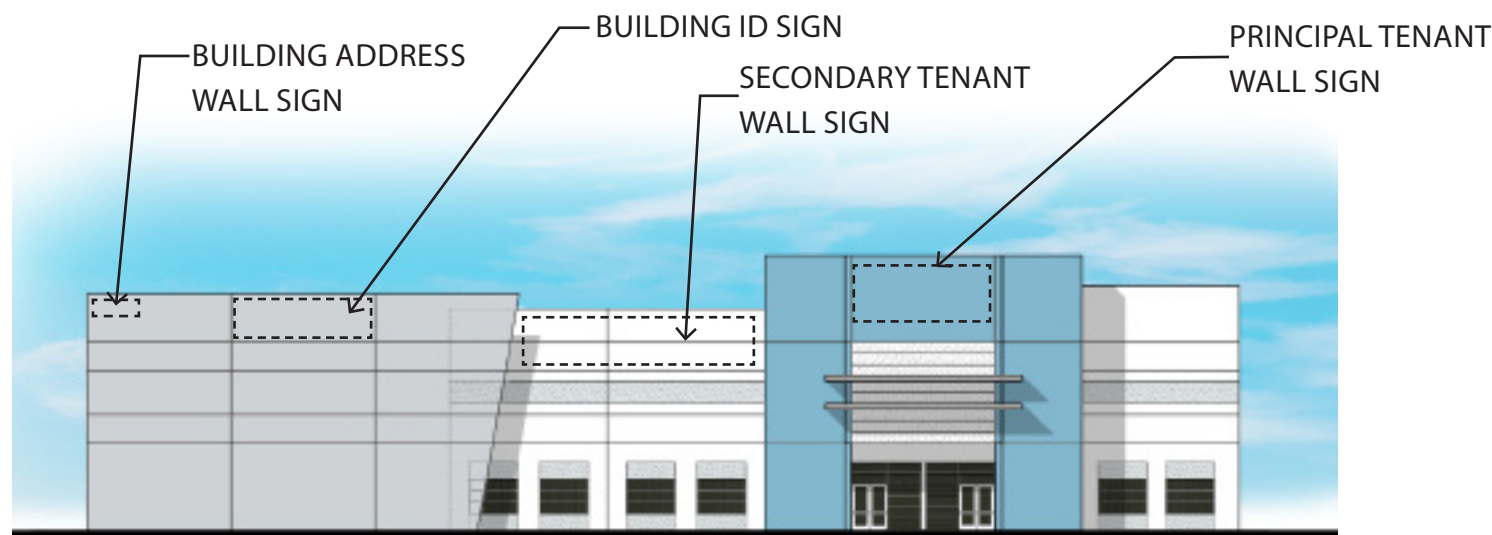
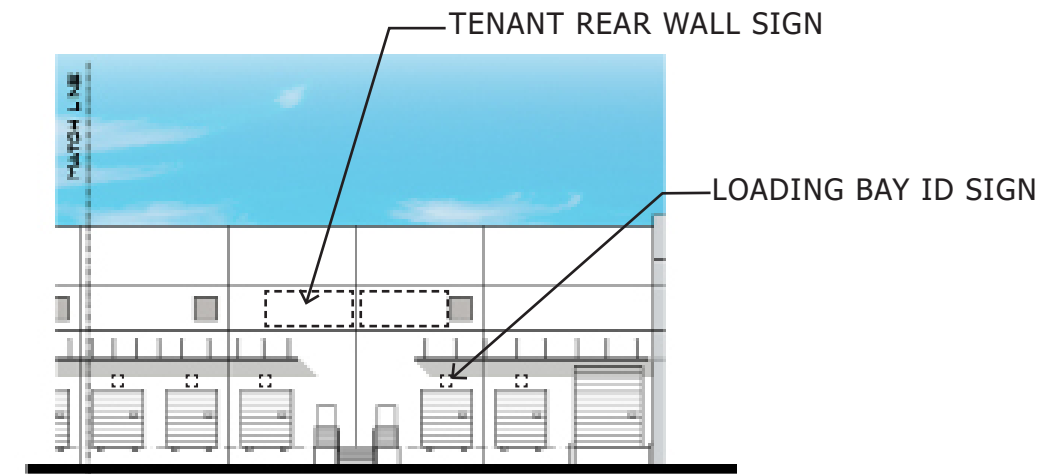
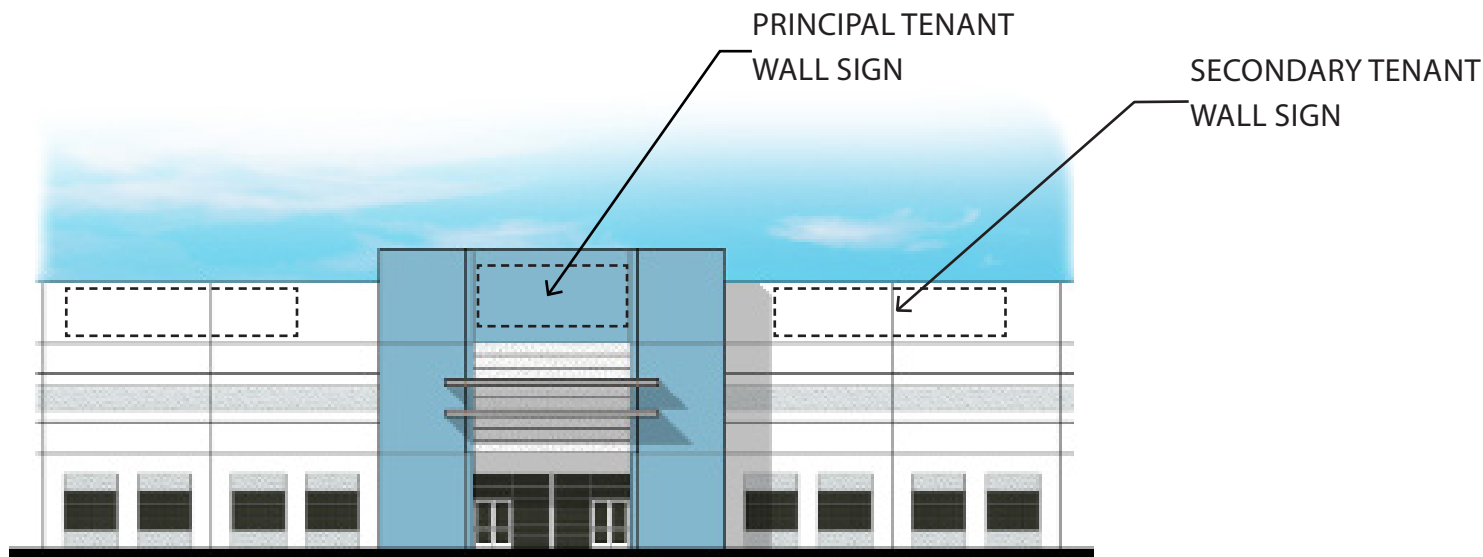


- Channel letters shall be Helvetica medium or Americana Extra Bold.
- Letters shall be all caps unless approved by Landlord.
- Regional and National chains are permitted to use brand logo if approved by Landlord.









**WALL SIGN CRITERIA**

**PRINCIPAL TENANT WALL SIGN**  
 MAX 40" LETTERS, 2 LINES OF COPY, 6' MAX LOGO  
 180 SF (7.5' X 24')

**SECONDARY TENANT WALL SIGN**  
 MAX 36" LETTERS, 2 LINES OF COPY, 5' MAX LOGO  
 227 SF (6.5' X 35')

**TENANT REAR WALL SIGN**  
 MAX 24" LETTERS, 2 LINES OF COPY, 4' MAX LOGO  
 60 SF (4' X 15')

**BUILDING ADDRESS**  
 MAX 36" NUMBER SIZE

**BUILDING ID SIGN**  
 MAX 48" LETTERS, 2 LINES OF COPY, 6' MAX LOGO  
 154 SF (7' X 22')

**LOADING BAY ID SIGN**  
 12" MAX NUMBER/LETTER SIZE

**NOTES**

- WALL SIGN LETTERS SHALL BE EITHER 1/4" THICK FLAT CUT METAL OR INDIVIDUAL DIMENSIONAL CHANNEL LETTERS.
- LETTER STYLE, COLOR, AND FONT TO BE DETERMINED BY TENANT AND LANDLORD. STANDARD DEFAULT STYLE SHALL BE HELVETICA MEDIUM OR AMERICANA EXTRA BOLD.
- LETTERS SHALL BE ALL CAPS UNLESS APPROVED BY LANDLORD.
- LOGOS ARE PREMISSABLE IF APPROVED BY LANDLORD.
- WINDOW SIGNS SHALL CONFORM TO SECTION 6.9 OF THE WESTLAKE SIGN CODE. WINDOW SIGNAGE SHALL NOT EXCEED 20% OF THE GLASS AREA.
- ALL WINDOW SIGNS MUST BE APPROVED BY THE LANDLORD



**File Attachments for Item:**

A. Art in Public Places Advisory Board - Board Appointments

**Submitted By:** City Clerk's Office



## Advisory Board/Committee Application

<b>DATE:</b>	02/03/2022	<b>NAME:</b>	Jennifer L Estis
<b>ADDRESS:</b>	16105 Key Biscayne Lane		
<b>PHONE:</b>	5613084636	<b>E-MAIL:</b>	jlestis@gmail.com
What is the Board/Committee of your choice?		Art In Public Places	
How long have you lived in the City of Westlake?		Westlake	
Are you a full-time resident? If not, how many months do you reside in City?			yes
Are you a registered voter?		yes	
Current occupation and employer, if retired, please list previous occupation and employer:		AIG Private Client Group/Claims Analyst	
Do you currently hold public office? If so, what is the office?			No
Please list any business, volunteer, community activities you have been involved in:			
Ever since moving to Westlake I have wanted to play an active part in the growth of this city and would be honored for any position that would achieve such results. I am easy going, professional and work well under pressure (if needed).			
Have you ever been convicted, plead no contest, plead guilty or had the adjudication of guilt withheld for any criminal offense other than a minor traffic violation? If yes, please explain.			
No			
Would you and/or any organization with which you are affiliated, benefit from decisions or recommendations made by this advisory board/committee? If yes, explain:			
No			
Experience. Please list experience and/or and any knowledge, skills, abilities, or qualifications that you possess and believe relevant to the board/committee for which you seek appointment:			
While I have no personal art experience I deal with clients who are in the field and are benefactors of artists and/or art museums. While it may not be related to art directly I played the alto saxophone all through middle school, high school and college at FSU.			

Resumes are encouraged to be attached, and any other information you feel pertinent. This application should be forwarded to the City Clerk, Zoie Burgess: [zburgess@westlakegov.com](mailto:zburgess@westlakegov.com) or by mail/in person: City of Westlake, City Clerk's Office 4001 Seminole Pratt Whitney Road, Westlake, Florida 33470.

Thank you for volunteering to serve the citizens of Westlake.

# JENNIFER L. ESTIS

16105 Key Biscayne Lane, Westlake, Florida 33470  
Phone 561-308-4636 E-Mail JLEstis@gmail.com

## OBJECTIVE

Exceptionally creative individual with an eye for detail. Hopeful to fill the Volunteer position in Art and Public Places in the fast-growing city of Westlake and to assist in planning and creating memorable art throughout the community.

## WORK EXPERIENCE

2013-present **American International Group (AIG)** Westlake, Fl  
*Claims Analyst – Private Client Group*

I handle Casualty Claims including catastrophic injury claims, complex coverage defense, and litigation under various policies including Auto, Home Owners, Excess Liability, Group Excess Liability, Employment Practices Liability, and Yacht Policies. I have a strong background in Claims Handling, Claims Resolution, Mediations and Litigation and I am currently licensed in 25 states.

1999-2013 **American International Group (AIG)** Lake Worth, Fl  
*Claims Investigator – Investigative Services Division*

- Responsible for investigating workers compensation and commercial property and casualty losses including all catastrophic losses in South Florida. Utilize negotiating skills and experience mediating losses to protect the Insured's and AIG's best interest. Provide advice on safety issues for Insured's while investigating losses. Write comprehensive reports on all investigations, detailing all aspects of the claim. Take in - person detailed recorded statements of all facts involved in the loss. Make accurate determinations of claims based on factual evidence and Florida law.

1996 – 1999 **Allstate Insurance Company** Boca Raton, FL.  
*Senior Claims Investigator – Special Investigation Unit*

- Responsible for investigating suspicious insurance claims in South Florida. Assist law Enforcement, to include the Division of Insurance Fraud, NICB, Federal Bureau of Investigations and local Law Enforcement on the investigations of suspicious claims. Conduct recorded statements on suspicious first and third party claims. Adjust claims that are in my care and control for investigative purposes. Conduct training for Claims personnel on fraud awareness. Training Coordinator for all SIU offices throughout the state of Florida in regards to compliance issues, computer education and company policies and procedures.

## EDUCATION

Florida State University 1986-1990  
Bachelor of Science  
Business Management  
Florida Adjuster's 620 License

Fraud Claims Law Specialist Designation (American Education Institute)






## Advisory Board/Committee Application

<b>DATE:</b>	2/3/2022	<b>NAME:</b>	Gail Blair Lewis
<b>ADDRESS:</b>	15552 Goldfinch Circle		
<b>PHONE:</b>	561-707-4245	<b>E-MAIL:</b>	gblair1@gmail.com
What is the Board/Committee of your choice?		Art in Public Places	
How long have you lived in the City of Westlake?		17 months	
Are you a full-time resident? If not, how many months do you reside in City?			Yes
Are you a registered voter?		Yes	
Current occupation and employer, if retired, please list previous occupation and employer:		Sr. Sales Operations Manager - Wellcare	
Do you currently hold public office? If so, what is the office?			No
Please list any business, volunteer, community activities you have been involved in:			
Volunteer: Ronald McDonald House, Kaboom!, Red Cross' Holiday Mail for Heroes, Homeless Empowerment Program. Former Vice Chair, Cox Media Group Diversity & Inclusion Council			
Have you ever been convicted, plead no contest, plead guilty or had the adjudication of guilt withheld for any criminal offense other than a minor traffic violation? If yes, please explain.			
No			
Would you and/or any organization with which you are affiliated, benefit from decisions or recommendations made by this advisory board/committee? If yes, explain:			
No			
Experience. Please list experience and/or and any knowledge, skills, abilities, or qualifications that you possess and believe relevant to the board/committee for which you seek appointment:			
I am an avid supporter of the arts! Professionally, I have blogged for the Palm Beach Posts' arts/dining/entertainment section. I was a Content Producer for Home Shopping Network where I developed online experiences for fashion, home decor and movie projects. Personally, I regularly visit museums both locally and when traveling. Also, my son is a professional photographer, and I have helped him grow his business.			

Resumes are encouraged to be attached, and any other information you feel pertinent. This application should be forwarded to the City Clerk, Zoie Burgess: [zburgess@westlakegov.com](mailto:zburgess@westlakegov.com) or by mail/in person: City of Westlake, City Clerk's Office 4001 Seminole Pratt Whitney Road, Westlake, Florida 33470.

Thank you for volunteering to serve the citizens of Westlake.

# GAIL BLAIR LEWIS

Westlake, FL 33470   
(561) 707-4245   
gblair1@gmail.com   
linkedin.com/in/gailblair 

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## PROFESSIONAL SUMMARY

Impactful manager with 15+ years of experience in sales and marketing roles for multi-channel and Fortune 500 organizations - including healthcare, retail, TV, news and entertainment industries. Proven track record in operations, project management, strategic communications and cross-collaboration influencing skills. Oversees objectives and key results to achieve budgets and growth plans. Passionate about creating enriching work environment and creating opportunities for top performers.

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## SKILLS

- Sales Statistics/ROI Analysis
- Operating Procedures and Policies
- Team Recruiting and Onboarding
- Project/Partnership Management
- Media Planning
- Go-to-Market Strategy
- Content Development/Copywriting
- Email Marketing
- Salesforce
- Microsoft Office Suite
- Tableau, Google Analytics
- SharePoint
- Microsoft Teams/Zoom
- Photoshop, Canva, SnagIt
- Adobe Acrobat
- WordPress/HTML

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## EXPERIENCE

**Centene Corporation (Wellcare Health Plans, Inc.),** Remote  
**SENIOR MANAGER, SALES OPERATIONS,** January 2021 – Present

- Lead for other Sales Operations Managers on key milestones and project deliverables. Train, coach, and manage performance of Sales Operations Managers to optimize capabilities to meet or exceed budgeted goals.
- Manages cross-functional project teams in the delivery of multiple business initiatives for regional field sales offices. Responsible for the development of the business and technical requirements and drives initiatives to ensure timelines and expectations are met.
- Provides strategic oversight and dedicated partnership for field sales leaders to achieve sales goals, provide profitable outreach plans and ensure needs are met.
- Prepares strategic analysis of potential business and/or operational opportunities.
- Presents and participates in meetings with all levels of management, including Sr Leadership.
- Lead contact for compliance and privacy efforts. Provide direction, training and leadership to ensure compliance across all sales and marketing outreach efforts.

**Centene Corporation (Wellcare Health Plans, Inc.),** Tampa, FL  
**SALES OPERATIONS MANAGER,** January 2020 – January 2021

- Operationalize strategies to maximize sales opportunities, retain membership, grow market share, and improve underperforming markets. Recommends and manages process to



create media strategies through collaboration with market leadership and media partners to impact sales attainment.

- Serve as liaison between key stakeholders to ensure sales efforts are aligned to achieve operational, financial and growth benchmarks. Monitor marketing and sales activities across all channels to measure progress.
- Manage, identify, develop and nurture retail partnerships which afford markets the opportunity to conduct events, generate leads and create a stronger presence in the community.
- Provide direction and manage all Medicare prospect and sales activities, including lead tracking, disposition and allocation to improve processes and utilization of lead management tools.
- Train, coach, and manage performance of sales/agent staff to optimize capabilities and hit budgeted goals.

**Wellcare Health Plans, Inc.**, Tampa, FL

**REGIONAL MARKETING MANAGER**, August 2017 – December 2019

- Responsible for supporting the Medicare line of business by developing and executing direct-to-consumer marketing strategies and their corresponding tactical executions for the regional markets.
- Collaborate with local market partners, to drive membership acquisition, retention and revenue growth.
- Develop and direct the local market strategy and tactical operating plans with the regional/local teams.
- Regional marketing budget management.
- Analyze local market results, competitive landscape and other key market and consumer insights to determine regional opportunities and message positioning.
- Liaison between regional sales teams, external media agencies and 3<sup>rd</sup> party vendors.

**Cox Target Media (Valpak)**, Saint Petersburg, FL

**CONSUMER ENGAGEMENT SPECIALIST**, October 2012 – March 2017

- Management of digital content and print marketing strategies for direct marketing coupon and savings companies (Valpak and Savings.com), and their success in optimizing consumer engagement and brand experience.
- B2C marketing corporate liaison to 170+ franchisee advertising sales network, including providing relevant education/training to increase local advertising sales.
- Strategy, design and management of content marketing program and other promotional initiatives to increase frequency, breadth and depth of all consumer actions with branded products and advertisers.
- Creation and editorial management of company blog, landing pages and promotional microsites. Also including 3<sup>rd</sup> party content curation, aggregation and distribution.
- Responsible for content planning and deployment of company's weekly savings email (600K+ subscriber base).
- Amplified awareness of affiliate merchant savings (grocery coupons, major retail promotional codes, buying guides).

**Cox Target Media (Valpak)**, Saint Petersburg, FL

**PROMOTIONS INCENTIVE SPECIALIST**, March 2012 – October 2012

- Responsible for the strategy, design, management and communication of Valpak's consumer incentive platform and its ability to direct, track and reward online and offline consumer integration with branded products and advertisers.
- Accountable for the definition of consumer segments (reward intervals, consumer path, incentive tiers) and directed their behaviors while also growing new, maintaining existing and reengaging inactive customers.

- Created revenue-generating products tied into consumer experience while integrating the company's sales network and products (including print, online, mobile and social media) to support program definition and evolving roadmap within budget.
- Used statistical analysis of KPIs to drive decision-making process and clearly communicated project specifications via Agile methodology to internal business partners.
- Created campaign calendar utilizing plugins and organizational tools to keep the incentive program fresh and rewarding while allowing for time-sensitive strategic consumer touch points on a regular basis.

**HSN, Inc.**, Saint Petersburg, FL

**DIGITAL CONTENT PRODUCER**, December 2009 – March 2012

- Developed dynamic digital content and merchandising initiatives to drive eCommerce category sales conversion and consumer engagement for Top 50 internet retailer, HSN.com.
- Communicated status of projects to key stakeholders; cross-functional internal teams and external brand partners.
- Partnered with internal digital teams to identify opportunities to execute SEO/SEM strategies for new customer acquisition.
- Researched relevant new technologies; benchmarked and gathered competitive analysis to help generate ideas for future opportunities.

**Cox Newspapers, Inc. (The Palm Beach Post)**, West Palm Beach, FL

**WEB PRODUCER**, August 2004 – September 2009

- Managed multiple digital products, site channels, microsites and email marketing campaigns for Advertising, Circulation and Editorial departments.
- Managed relationship with external vendors to ensure digital product offerings kept in line with company's strategic business plans.
- Generated and evaluated monthly revenue and web analytics reports identifying KPIs to upper management.
- Subject matter expert to internal departments and their respective media operations, sharing best practices and developing effective processes and training.

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## EDUCATION

**Bachelor of Arts / University of Central Florida**, Orlando, FL

Journalism, Minor in Literature

**Associate of Arts / Palm Beach State College**, Lake Worth, FL

Journalism

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## ACCOMPLISHMENTS/ACTIVITIES

### Team Vision Award Winner

Exemplary Work on HSN's Fall Fashion Series presented by Elle Magazine

### Team MVP Winner

Cox Newspapers Quarterly Advertising Awards

### Vice Chair

Cox Media Group Diversity and Inclusion Council

### Contributing Writer/Published Work

U.S. News and World Report, AOL Finance, PalmBeachPost.com



## Advisory Board/Committee Application

<b>DATE:</b> 02/11/22	<b>NAME:</b> Lauren Mondell
<b>ADDRESS:</b> 4679 Citron Way, Westlake, FL 33470	
<b>PHONE:</b> (561) 809-0896	<b>E-MAIL:</b> Lauren.a.mondell@gmail.com
What is the Board/Committee of your choice?	Art in Public Places
How long have you lived in the City of Westlake?	Est. March 2022
Are you a full-time resident? If not, how many months do you reside in City?	N/A
Are you a registered voter?	Yes
Current occupation and employer, if retired, please list previous occupation and employer:	Packaging Designer – Epoca International
Do you currently hold public office? If so, what is the office?	No
Please list any business, volunteer, community activities you have been involved in:	
<ul style="list-style-type: none"> <li>- Volunteer/Juror for A.W. Dreyfoos School of the Arts auditions – Visual Arts Dept.</li> <li>- Volunteer/Artist for Lake Worth Street Painting Festival</li> </ul>	
Have you ever been convicted, plead no contest, plead guilty or had the adjudication of guilt withheld for any criminal offense other than a minor traffic violation? If yes, please explain.	
No	
Would you and/or any organization with which you are affiliated, benefit from decisions or recommendations made by this advisory board/committee? If yes, explain:	
No	
Experience. Please list experience and/or and any knowledge, skills, abilities, or qualifications that you possess and believe relevant to the board/committee for which you seek appointment:	
<ul style="list-style-type: none"> <li>- Bachelor of Fine Arts (BFA) Graphic Design, Minor: Art History – University of Florida</li> <li>- High School Diploma, Visual Arts – A.W. Dreyfoos School of the Arts</li> <li>- 10 years professional experience in graphic design</li> <li>- Formal visual arts background in fine art</li> </ul>	

Resumes are encouraged to be attached, and any other information you feel pertinent. This application should be forwarded to the City Clerk, Zoie Burgess: [zburgess@westlakegov.com](mailto:zburgess@westlakegov.com) or by mail/in person: City of Westlake, City Clerk’s Office 4001 Seminole Pratt Whitney Road, Westlake, Florida 33470.

Thank you for volunteering to serve the citizens of Westlake.



*Lauren*  
MONDELL

DESIGN &  
ILLUSTRATION

**Contact:**

(561) 809-0896

lauren.a.mondell@gmail.com

**SKILLS/SPECIALTIES**

- Adobe Illustrator
- Adobe InDesign
- Adobe Photoshop
- Art Direction
- Branding
- Illustration
- Packaging Design
- Print Design
- Print Production
- Typography

**EXPERIENCE**

**Senior Designer | Ideabar, West Palm Beach, Florida**

*September 2019–March 2020*

Executed a wide variety of creative design work for marketing campaigns, branding, packaging, digital advertising, and traditional media. Collaborated with peers and account executives to meet and exceed client expectations and deadlines. Clients include Canopy Growth, Georgia Grown, and SunFest.

**Senior Designer | Lombardo, West Palm Beach, Florida**

*January 2018–August 2019*

Designed collateral and advertising media for a variety of high-profile clients in the beauty, fashion, and luxury industries. Responsible for leading and executing projects from concept to deliverable. Consistently produced a high volume of quality work while meeting tight deadlines. Served as lead designer on Ekoa Snacks and Mayors Jewelry accounts.

**Graphic Designer | Freshmade, Boca Raton, Florida**

*April 2014–December 2017*

The first employee hired on to award-winning boutique branding agency specializing in CPG and natural food brands. Designed and produced marketing collateral, packaging, print, OOH, and digital advertising for our largest account, Publix Super Markets.

**Graphic Artist | Whole Foods Market, Wellington, Florida**

*May 2012–March 2014*

Designed graphics for in-store sales and signage, including point of purchase displays, shelf signs, and hand-lettered chalkboards. Maintained and produced signage for all departments, ensuring consistency and adherence to WFM brand standards.

**EDUCATION**

**BFA Graphic Design | University of Florida**

*Minor: Art History, August 2009–May 2012*

One of eighteen in a community of student designers working in a studio that promoted communication, collaboration, and individual development of concepts.

**RECOGNITION**

**Best in Show | Ligature 21**

Selected by a panel of eminent designers during Ligature 21, an annual student-run design symposium at the University of Florida. Jurors: Dana Tanamachi, Mike Tabie of Two Arms, Inc., and Duane King.

**Honorable Mention | Ligature 20**

Selected by a panel of eminent designers during Ligature 20, an annual student-run design symposium at the University of Florida. Jurors: Jessica Walsh, Michael Hendrix of IDEO, and Joel Speasmaker.

**REFERENCES**

**Carina Giacomelli**

*Designer/Food Stylist*  
(561) 351-9499

**Virginia Patterson**

*Designer/Professor*  
(480) 773-9378

**Tonya Speciale**

*Creative Director*  
(561) 302-1148

*Portfolio available upon request.*





## Advisory Board/Committee Application

<b>DATE:</b>	FEBRUARY 7, 2022	<b>NAME:</b>	NANCY BONGIOVANNI
<b>ADDRESS:</b>	16016 WHIPPOORWILL CIRCLE, WESTLAKE, FL. 33470		
<b>PHONE:</b>	305.772.5461	<b>E-MAIL:</b>	nbongiovanni.hammocks@gmail.com
What is the Board/Committee of your choice?		ART IN PUBLIC PLACES	
How long have you lived in the City of Westlake?		3.5 YEARS	
Are you a full-time resident? If not, how many months do you reside in City?			YES
Are you a registered voter?		YES	
Current occupation and employer, if retired, please list previous occupation and employer:		Semi-Retired Nurse, HEALTHCARE CONSULTANT	
Do you currently hold public office? If so, what is the office?			NO
Please list any business, volunteer, community activities you have been involved in:			
Refer to attachment. Thank you.			
Have you ever been convicted, plead no contest, plead guilty or had the adjudication of guilt withheld for any criminal offense other than a minor traffic violation? If yes, please explain.			
NO			
Would you and/or any organization with which you are affiliated, benefit from decisions or recommendations made by this advisory board/committee? If yes, explain:			
NO			
Experience. Please list experience and/or and any knowledge, skills, abilities, or qualifications that you possess and believe relevant to the board/committee for which you seek appointment:			
Refer to attachment. Thank you,			

Resumes are encouraged to be attached, and any other information you feel pertinent. This application should be forwarded to the City Clerk, Zoie Burgess: [zburgess@westlakegov.com](mailto:zburgess@westlakegov.com) or by mail/in person: City of Westlake, City Clerk's Office 4001 Seminole Pratt Whitney Road, Westlake, Florida 33470.

Thank you for volunteering to serve the citizens of Westlake.

## ADVISORY BOARD/COMMITTEE APPLICATION ATTACHMENT

NANCY BONGIOVANNI, 16016 WHIPPOORWILL CIRCLE, WESTLAKE, FLORIDA 33470 305.772.5461

Please list any business, volunteer, community activities you have been involved in:

I have been a nurse and healthcare professional for over forty years with roles ranging from hospital care, risk management, quality, operations, insurances, and a full spectrum of clinical care and services. Through those years I have volunteered with several organizations to participate the communities where I lived including the following: Cub Scouts, St. Mary's School, grammar/middle/high school, and organizing participation in other activities. I have developed and implemented non-compensated professional events to promote, educate, and provide required continuing education units (CEU's) including as a University of Miami/Adjunct Professor, and Managing Director for the National Quality Patient Care Foundation.

Experience. Please list experience and/or and any knowledge, skills, abilities, or qualifications that you possess and believe relevant to the board/committee for which you seek appointment

My interest in artistic expression began at an early age. Performing arts has always been an important underlying component of my overall development as an individual. I started in kindergarten in the lead role in "Goldilocks and the Three Bears," (even though I had short brown hair!), and continued throughout my school years into college. Although my major, Bachelor of Science in Nursing at Rutgers University, did not include formal minors; I devoted my non-clinical education to film, acting, writing, directing, and art appreciation. It truly was a wonderful break from the intensity of nursing and a venue to explore life. I always say that in dealing with the complexities of providing rounded and compassionate care that "to be an excellent nurse one must be an excellent actor."

Visual arts immersion for me had evolved more when I got a little older, and had more time to appreciate it. I was fortunate to belong to the Metropolitan Museum of Art (NYC), and attended many events including the first King Tut Exhibit in 1978. As a member of that organization, I was able to explore diverse forms of artistic expression. My love of art was catapulted to enjoy and evaluate visual and graphic (sculpture, drawing, painting, photography, design) in multiple media; and, architecture.

During my child-rearing and family/work years, art in whatever form was a way to feel grounded. Library, museums, zoos/aquariums, and cultural events were frequently our outings. When travel became more accessible, there was always something in some city, somewhere in the world to see and experience. Whether it was Mona Lisa at Louvre with the Pei Building in Paris, Victoria Gardens in Vancouver, Taj Mahal in India, Giant Teddy Bear in Seattle, a child's chalk drawing on the side of a building in Katmandu, Nepal, a light pole in New Orleans, the visual gravesites in Normandy, the Chrysler Building in NYC, Wynwood Walls in Miami, or Royal Palm Beach 'Palm' sign; it captures my heart.

This is what I'd like to see in our beautiful new city. Art for all to 'capture the heart.' I'd like to be considered for a part of that effort, if my lifelong appreciation would be commensurate to the City Council's needs and an asset to our city.

**Nancy Bongiovanni, CEO**  
**MBA, BSN, RN, Licensed Healthcare Risk Manager**  
**Cell: 305-772-5461**  
**Email: nancy.bongiovanni@gmail.com**

**EDUCATION/PROFESSIONAL CERTIFICATIONS:**

***Masters of Business Administration,***  
Nova Southeastern University, Florida, 1987

***Bachelor of Science,*** Major in Nursing  
Rutgers University, New Jersey, 1974

***Licensed Health Care Risk Manager, License***  
Agency for Healthcare Administration, May, 2002- present

***Professional Registered Nurse, RN, BSN, MBA***  
1974-present. Active licensure: Florida, New Jersey, Georgia

***National Quality Patient Care Foundation***  
Appointed Executive Director, 2000 to 2011

**Healthcare Strategies Consulting Group, CEO, Miami, Florida**

**Rama Heavy Consulting, CEO, Miami, Florida**

**PROFESSIONAL EXPERIENCE:**

7/1998 - **Healthcare Strategies Consulting Group, (aka, HSG) CEO, Westlake, Florida**  
Present **Consultant**  
Provides strategic, operational and fiscal consulting services for start-up and existing companies. Develops/submits applications and renewals, for Medicare and Medicaid applicable to Florida Department of Financial Services and Agency for Healthcare Administration, and Centers for Medicare and Medicaid Services. Develops/implements operational practices that include projects, timelines, budgets, staffing, programs, boards, committees, and policies/procedures. Provides program development, operations, auditing and oversight for Risk, Quality, Compliance, Claims/Billing Systems, Provider Services, Customer Services, corrective actions, and staffing models. Specialty services include accreditation with standards auditing and implementations.

**Risk Management** and analysis of risk exposure, state and federally required regulations for all business including unique requirements for healthcare organizations, employee practices, and reporting.

**Oversight** of multiple health plan departments including Risk, Quality, CM, DM.

**Practice Management** specialization that includes practice development, maximizing revenues and billing, systems assessments, compliance, time/space/staffing ratios.



- 6/2017-  
Present **Rama Heavy Industries, LLC, Miami, Florida**  
Restructured with focus on technology and systems servicing multiple organizational needs.
- 6/2003-  
6/2017 **Rama Medical Networks CEO, Miami, Florida**  
Licensed Healthcare Risk Manager, LHRM, Consultant  
Formerly clinical licensed component merged with HCSG.
- 10/2003-  
2005 **Doctor Care, Inc., Sr. Vice President for Compliance, Risk and Quality.**  
Senior executive for a Medicare + Choice start-up PSO Health Plan. Includes applications to State and Federal agencies, and implementation of organizational and operational structures.
- 1997 -  
2007 **University of Miami School of Nursing, Coral Gables, Florida**  
**Adjunct Instructor**  
Instruction in healthcare management for Masters level students. Sponsored in Grant award that includes developing practice management, clinic guidelines and budget for School of Nursing Clinics. Evaluation of billing and system operations completed that includes corrective action and capturing lost revenue.
- 1996 -1998 **FPA Medical Management, Inc., Miami, Florida**  
**National Director of Quality/Support Services**  
Operational director Medicare/Medicaid organizations and products. Fiscal/operational development and implementation for the Eastern/National US division of National Practice Management company for multi-organizational departments. Developed national/regional strategic and operational goals, budgets, contracts, committee, due diligence projects.
- Director of Health Services** 1996/1997  
Developed/implemented start-up healthcare MSO. Strategic/operational structures, budget in a Medicare/Medicaid environment. Practice Management guidelines for multiple state Health Centers includes: Risk, Quality, Utilization, Claims, Compliance, Credentialing, Peer, Management and Budgets. Promoted to National Director of Quality and Support Services, Eastern Region.
- 1995/1996 **AHI Healthcare Systems, Inc., Miami Florida**  
**Regional Manager-Quality Improvement/Utilization Management**  
MSO activities compliant with those of FPA through acquisition.

**ADDITIONAL EXPERIENCE:**

**Published:**

- 2002 Medical Management, Health Insurance Association of America  
Contributor and Reviewer, 2002
- 1999 The Utilization Management Guide, Second Edition  
*American Accreditation HealthCare Commission*, pp.22-23.  
Presentation: Case Management Society of America (CSMA)
- 1998 Disease State Management Program Implementation  
Abstract: American Association of Health Plans  
*Implementing MSO Quality and Utilization Programs*





## Advisory Board/Committee Application

<b>DATE:</b>	2/16/2022	<b>NAME:</b>	Paul J. Abrams
<b>ADDRESS:</b>	16131 Whipoorwill Circle		
<b>PHONE:</b>	5615419573	<b>E-MAIL:</b>	Pabrams1@gmail.com
What is the Board/Committee of your choice?		Arts committee	
How long have you lived in the City of Westlake?		3 years	
Are you a full-time resident? If not, how many months do you reside in City?			Yes
Are you a registered voter?		Yes	
Current occupation and employer, if retired, please list previous occupation and employer:		Private Security at Lost Tree Village	
Do you currently hold public office? If so, what is the office?			No
Please list any business, volunteer, community activities you have been involved in:			
Private Security full time. I volunteer occasionally with North Palm Beach recreation center. Served on the Hammocks board for one year in 2020 as a resident director.			
Have you ever been convicted, plead no contest, plead guilty or had the adjudication of guilt withheld for any criminal offense other than a minor traffic violation? If yes, please explain.			
No			
Would you and/or any organization with which you are affiliated, benefit from decisions or recommendations made by this advisory board/committee? If yes, explain:			
No			
Experience. Please list experience and/or and any knowledge, skills, abilities, or qualifications that you possess and believe relevant to the board/committee for which you seek appointment:			
I have always been interested in Art and am also a certified Crime Prevention Through Environmental Design (CPTED) practioner. That program is designed to help loctions create safe and beautiful spaces throughout municipalities by using very little budget. Things such as art in public places benefits the city by creating natural surveillance and places of interest.			

Resumes are encouraged to be attached, and any other information you feel pertinent. This application should be forwarded to the City Clerk, Zoie Burgess: [zburgess@westlakegov.com](mailto:zburgess@westlakegov.com) or by mail/in person: City of Westlake, City Clerk's Office 4001 Seminole Pratt Whitney Road, Westlake, Florida 33470.

Thank you for volunteering to serve the citizens of Westlake.

# Paul J. Abrams, CPO

E: [pabrams1@gmail.com](mailto:pabrams1@gmail.com) P: (561) 541-9573  
Westlake, Florida 33470

## TECHNICAL SKILLS

### Florida Department of Law Enforcement trained and approved in:

- Supervising in a Correctional Facility (Intake and Release)
- Pepper (OC) spray handling and discharging
- Proper handcuffing and detaining procedures
- Firearms (discharging, firearm safety, etc.)
- Defensive Driving and Defensive Tactics
- High Liability Situations and Officer Safety
- Knowledgeable in Florida laws and statutes

## LICENSES AND ACHIEVEMENTS

Security Guard Officer – “D” Licensed # **D1021529**  
 Statewide Firearms License – “G” Licensed # **G1004867**  
 Private Investigator – “C” License # **C1200659**  
 Security Officer Instructor – DI License # **DI1500198**  
 Managers License- M license # **M1500044**  
 Concealed Weapons License- **CCW # WX1213188**  
 Florida Trained Law Enforcement and Corrections Officer  
 Certified Protection Officer through IFPO  
 First Aid, First Responder and CPR Certified  
 Passed FWC Boater’s Safety Course  
 U.S. Coast Guard Seamanship Course  
 Broward County, Florida Swim and Agility Test – Passed  
 Certified Black Belt in Tae Kwon Do – Jhoon Rhee Institute  
 Valid Florida Driver’s License and clean driving record

## PROFESSIONAL

### Lost Tree Village Director of Safety and Security - Armed

February 2011 – Present

#### Duties include:

- Direct supervision of the security staff and community
- Scheduling staff, meetings, and club events
- Conducting payroll and managing security budget
- Involved in the hiring, firing and interview process of staff
- Securing gate access for private community
- Correspondence with community residents
- Conducting motor vehicle, boat, and beach patrol
- Radio and dispatch responsibilities
- Use of radar and computer equipment
- Issuing and writing disciplinary actions, department memos and incident reports
- Responding quickly to alarms and assisting with medical calls
- Assisting local law enforcement agencies and fire department when needed

### Identifax Investigative Services Private Investigator / Vice President

October 2010 – Present  
(Part time)

#### Duties include:

- Conducting insurance fraud investigations
- Obtaining video surveillance
- Training of new field investigators
- Use of stationary and covert video equipment
- Conducting online background investigations
- Marketing and attending industry trade shows
- Writing and producing investigative reports

## Paul J. Abrams, CPO

E: [pabrams1@gmail.com](mailto:pabrams1@gmail.com) P: (561) 541-9573  
West Palm Beach, Florida 33417

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### Related Prior Security Industry Job Posts:

- **IPC International**  
Mall at Wellington Green & Residential Sites (Security Officer)
- **Allied Barton**  
International Polo Club in Wellington, Florida (Residential Security Officer)

### Bank Atlantic

#### Customer Service Representative / Teller

Duties included:

- Loss prevention, security, and robbery prevention
  - Customer Service
  - Money handling and balancing
  - Conducting various financial transactions
  - Trained in securing bank safe and vault
- 

### EDUCATION

#### **Palm Beach State College, Lake Worth, Florida**

2006 - 2011

- Graduated Florida Law Enforcement Academy – July 2010 (served as a Squad Leader)
- Graduated Florida Corrections Crossover Academy – May 2011
- Passed Florida Law Enforcement and Corrections Officer State Exams
- General Educational credits towards Associate's Degree
- Completed 40 Hour Private Investigator Course and Passed State Licensure Exam
- Certified gated Community Specialist with GCSMA
- FEMA courses pertaining to security industry
- Management of Aggressive Behavior
- National Center for Missing & Exploited Children
- HIPPA and CPR Annual Training
- Crime Prevention Through Environmental Design
- National Incident Management Services
- DHS Active Shooter "Train the Trainer"

**Graduated from Wellington High School – Wellington, Florida**

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- ✓ **Proficient in: ABDi computer software, Microsoft Word, PowerPoint, Works Word Processor, Outlook, Excel - Averages 65 wpm typing**

\*References furnished upon request

**File Attachments for Item:**

A. Palm Beach County Sheriff's Office - Monthly Report: February

**Submitted By:** Captain Craig Turner

For Informational Purposes Only



# District 18 City of Westlake

## Monthly Report: February 2022



Calls for Service	Monthly
Business/Residence Checks	2,421
Traffic Stops	71
Calls for Service (Excluding 1061's)	221
<b>All CAD Calls – Total*</b>	<b>2,642</b>

Traffic Summary	Monthly
Warnings (Written and Verbal)	73
Citations	13
<b>Total</b>	<b>86</b>

Data Source: Motorola Premier 1 / TraCS  
\*Omit Miscellaneous Calls

**Summary:** During the month of February, there were 2,642 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	2
Burglary- Residential	0
Burglary- Vehicle	0
Larceny	0
Motor Vehicle Theft	0
Motor Vehicle Recovery	0
Vandalism	1
Fire	0
<b>Total</b>	<b>3</b>

**Construction Burglary:**

REPORT #	DATE/TIME FROM	DATE/TIME TO	ADDRESS	NOTATIONS
22036415	02/07/22 12:00	02/15/22 12:00	15939 Orchard Dr	Unknown suspect(s) stole a cabinet from a home under construction, and damaged another cabinet in the process.
22038426	02/18/22 15:00	02/21/22 08:00	16407 Persimmon Blvd	Unknown suspect(s) entered construction site and broke into (2) storage containers. Complainant stated nothing was taken.

**Vandalism:**

REPORT #	DATE/TIME FROM	DATE/TIME TO	ADDRESS	NOTATIONS
22036948	01/31/2022 08:00	02/16/2022 08:00	Kingfisher Blvd	Victim's car was keyed by unknown suspect(s).