

CITY OF WESTLAKE



AGENDA

City Council Regular Meeting

Tuesday, June 03, 2025, at 6:00 PM

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

Live Broadcasting:

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

Meeting ID: 2865 772 4946 | Password: hello

or

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

CITY COUNCIL:

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

CITY STAFF:

Ken Cassel, City Manager
Zoie P. Burgess, CMC, City Clerk
Donald J. Doody, Esq., City Attorney
Osniel Leon, AICP, Planning and Zoning
Suzanne Dombrowski, P.E., ENV SP, Engineering

[TENTATIVE: SUBJECT TO REVISION]

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

ADDITIONS, DELETIONS OR MODIFICATIONS, AND APPROVAL OF AGENDA

PUBLIC COMMENTS

This section of the agenda allows for comments from the public to speak. Each speaker will be given a total of three (3) minutes to comment. A public comment card should be completed and returned to the City Clerk. When you are called to speak, please go to the podium, and prior to addressing Council, state your name and address for the record. All public comments will be noted and may receive a response if necessary. Any follow-up will be handled by staff later.

PRESENTATIONS/PROCLAMATIONS

- A. Presentation - Palm Beach County Commission on Ethics

Presented By: Gina A. Levesque, CFE, Intake and Compliance Manager

CONSENT AGENDA

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- [A.](#) Minutes_City Council Regular Meeting - 05.06.2025 DRAFT

- [B.](#) Monthly Financial Report - April 2025

PUBLIC HEARING

- [A.](#) **FIRST READING:** Ordinance 2025-04 – Chapter 119 Zoning Text Amendment (A/C Screening)

Submitted By: Planning and Zoning

ORDINANCE NO 2025-04

AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, AMENDING CHAPTER 119 OF THE CITY OF WESTLAKE, FLORIDA'S CODE OF ORDINANCES ENTITLED "ZONING", BY SPECIFICALLY AMENDING SECTION 119-31(c)(7) ENTITLED "SETBACK EXCEPTIONS FOR RESIDENTIAL-1(R-1) AND RESIDENTIAL-2(R-2) DISTRICTS" UNDER ARTICLE II ENTITLED "ZONING DISTRICTS AND STANDARDS"; TO PROVIDE FOR CLARIFICATION RELATIVE TO SCREENING EXCEPTIONS FOR SINGLE FAMILY RESIDENTIAL LOTS; PROVIDING FOR CODIFICATION, PROVIDING FOR A CONFLICTS CLAUSE, PROVIDING FOR SEVERABILITY, AND PROVIDING AN EFFECTIVE DATE.

- B. FIRST READING:** Ordinance 2025-05 – Chapter 113 Zoning Text Amendment (Permitted Temporary Signs)

Submitted By: Planning and Zoning

ORDINANCE NO 2025-05

AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, AMENDING CHAPTER 113 OF THE CITY OF WESTLAKE, FLORIDA'S CODE OF ORDINANCES ENTITLED "SIGNS", BY SPECIFICALLY AMENDING SECTION 113-66, TABLE 113-66 ENTITLED "PERMITTED TEMPORARY SIGNS" UNDER ARTICLE III ENTITLED "TEMPORARY SIGNS"; PROVIDING FOR ADDITIONAL INSTALLATION AND REMOVAL DATES FOR NONRESIDENTIAL SALE, RENTAL OR LEASE OF BUILDING OR PORTION OF BUILDING; PROVIDING FOR CODIFICATION, PROVIDING FOR A CONFLICTS CLAUSE, PROVIDING FOR SEVERABILITY, AND PROVIDING AN EFFECTIVE DATE.

PUBLIC HEARING - QUASI JUDICIAL

- A.** A Resolution for the Plat of Silver Lake – Plat One

Submitted By: Engineering

RESOLUTION 2025-13

A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, APPROVING THE PLAT OF SILVER LAKE – PLAT ONE, BEING A PART OF THE NORTH ONE-HALF (1/2) SECTIONS 7 AND 8, TOWNSHIP 43 SOUTH, RANGE 41 EAST, AND A REPLAT OF A PORTION OF TRACT OST #3, PERSIMMON BOULEVARD EAST – PLAT 5, AS RECORDED IN PLAT BOOK 135, PAGE 179, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN THE CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA. PROVIDING FOR RECORDATION, PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

NEW BUSINESS

- A.** Education Advisory Board - Consideration and Appointment of one (1) alternate member

Submitted By: City Clerk's Office

RESOLUTION NO. 2025-14

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, APPOINTING ONE (1) ALTERNATE MEMBER TO SERVE ON THE EDUCATION ADVISORY BOARD; PROVIDING FOR CONFLICTS, PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

CITY COUNCIL COMMENTS

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

REPORT - STAFF

REPORT - CITY ATTORNEY

REPORT - CITY MANAGER

PUBLIC COMMENTS

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ADJOURNMENT

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

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

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

AGENDA POSTED: Thursday, May 22, 2025

File Attachments for Item:

A. Minutes_City Council Regular Meeting - 05.06.2025 DRAFT

CITY OF WESTLAKE



MINUTES

City Council Regular Meeting

Tuesday, May 06, 2025 at 6:00 PM

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

CITY COUNCIL:

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

CITY STAFF:

Ken Cassel, City Manager
Zoie P. Burgess, CMC, City Clerk
Donald J. Doody, Esq., City Attorney
Osniel Leon, AICP, Planning and Zoning
Suzanne Dombrowski, P.E., ENV SP, Engineering

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

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

Meeting ID: 2632 888 9851
Password: hello

2. Participants also dialed in using the following number:

United States Toll: +1-650-479-3208
Meeting ID: 2632 888 9851

CALL TO ORDER

Mayor O'Connor called the City of Westlake Regular Meeting of Tuesday, May 6, 2025, to order at 6:00 PM.

ROLL CALL

Present and constituting a quorum:

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

Also present:

Kenneth Cassel, City Manager
Donald J. Doody, Esq., City Attorney
Zoie Burgess, CMC City Clerk
Odet Izquierdo, Deputy City Clerk

PLEDGE OF ALLEGIANCE

Mayor O'Connor led the Pledge of Allegiance.

ADDITIONS, DELETIONS OR MODIFICATIONS, AND APPROVAL OF AGENDA

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

Mayor O'Connor requested the addition of Proclamation 2025-07 – Municipal Clerks Week.

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

Motion by Councilman Werner to amend the Agenda, seconded by Vice Mayor Langowski.

UPON ROLL CALL:

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

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

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

Motion by Councilman Gleason to approve the agenda as amended, seconded by Councilwoman Leonard.

UPON ROLL CALL:

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

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

PUBLIC COMMENTS

This section of the agenda allows for comments from the public to speak. Each speaker will be given a total of three (3) minutes to comment. A public comment card should be completed and returned to the City Clerk. When you are called to speak, please go to the podium, and prior to addressing Council, state your name and address for the record. All public comments will be noted and may receive a response if necessary. Any follow-up will be handled by staff later.

Public Comment – Mr. Bobby Farber - 4829 Saint Armands Way – Mr. Farber discussed stop signs at roads Ilex Way and Persimmon Blvd. and referenced a previous traffic study.

Public Comment – Mr. Brian Tasch – 5359 St. Vincent Lane – Mr. Tasch discussed his recent accident on April 12th at Town Center Parkway and Cresswind. He expressed concern for traffic enforcement with more patrols or having road markers to identify the upcoming stop.

Mr. Cassel stated that he would bring the issue to the Seminole Improvement District Board to make changes to the stop signs and traffic lights at the intersection.

PRESENTATIONS/PROCLAMATIONS

A. Proclamation 2025-07 – Municipal Clerks Week

Mayor O'Connor read Proclamation 2025-07 into record.

B. Proclamation 2025-06 - Water Reuse Week

Mayor O'Connor read Proclamation 2025-06 into record.

C. Education Advisory Board Update - School Fundraising Activities and Zoning Boundaries

Presented By: Anita Kaplan, Board Chair

Mayor O'Connor introduced Ms. Anita Kaplan, Chair of the Education Advisory Board (EAB). Ms. Kaplan discussed fundraising activities and Westlake Night at Roger Dean Stadium, in which a portion of the proceeds from ticket sales would go directly to the schools.

Ms. Kaplan also discussed zoning boundaries due to parents voicing concerns about difficulty accessing the schools Western Pines Middle and Golden Grove Elementary. Ms. Kaplan introduced a letter from the Board to the School District concerning this matter.

Mr. Doody made a comment on how this concern must come from the City Council, as well it should be added onto the next meeting Agenda.

CONSENT AGENDA

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

- A. Minutes_City Council Regular Meeting - 03.20.2025 DRAFT
- B. Minutes_City Council Regular Meeting - 04.01.2025 DRAFT
- C. Monthly Financial Report - February 2025
- D. Monthly Financial Report - March 2025

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

Motion by Vice Mayor Langowski to approve the consent agenda, seconded by Councilwoman Leonard.

UPON ROLL CALL:

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

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

PUBLIC HEARING

- A. SECOND READING:** Ordinance 2025-02 – Site design guidelines for non-residential development.

Submitted By: Planning and Zoning

ORDINANCE 2025-02

AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, AMENDING CHAPTER 101 OF THE CITY OF WESTLAKE, FLORIDA'S CODE OF ORDINANCES ENTITLED "GENERAL AND ADMINISTRATIVE PROVISIONS", BY SPECIFICALLY AMENDING SECTION 101-194 ENTITLED "APPLICATIONS" UNDER ARTICLE III ENTITLED "PROCEDURES"; PROVIDING FOR ADDITIONAL SITE DESIGN GUIDELINES FOR NON-RESIDENTIAL DEVELOPMENT IN THE MU DISTRICT, THE TOWN CENTER DISTRICT (TC) AND THE MEDICAL DISTRICT (MD); PROVIDING FOR CODIFICATION, PROVIDING FOR A CONFLICTS CLAUSE, PROVIDING FOR SEVERABILITY, AND PROVIDING AN EFFECTIVE DATE.

Mayor O'Connor introduced the item and asked Mr. Doody to read by title only for the record.

Mr. Leon re-introduced item comparing cost and efficiency between the different options for pavers.

Council Discussion.

Councilman Werner suggested council amend Ordinance for all crosswalks to be the same as they require in Seminole Improvement District. Further Council Discussion.

Mayor O'Connor opened for Public Hearing.

Public Comment – Dr. Christopher A. Tompkins – 5409 Santa Rosa Lane – Dr. Tompkins raised concerns on how cement pavers could potentially be harmful for bicyclists, elderly and disabled citizens.

Public Comment – Ms. Kathryn Rossmell – On behalf of Minto PBLH, LLC - 360 S. Rosemary Avenue, Ste 1100, WPB – Ms. Rossmell commented on how she would like to keep in support of internal preference of property owners to choose paver style.

Public Comment – Mr. Bobby Farber -- 4829 Saint Armands Way – Mr. Farber noted all paver options would result in issues and expressed concerns about lawsuits and liabilities.

Public Comment – Mr. Vito Leonardi – 16124 Melogold Drive – Mr. Leonardi stated that business owners should be able to choose paver styles while all Westlake communities should be uniform.

There being no further comments, Mayor O'Connor closed public hearing.

Mayor O'Connor called for a motion.

Motion by Councilwoman Leonard to approve Second Reading Ordinance 2025-02 - Site design guidelines for non-residential development, seconded by Councilman Gleason.

UPON ROLL CALL:

Vice Mayor Langowski	YES
Mayor O'Connor	YES
Councilman Werner	NO
Councilman Gleason	YES
Councilwoman Leonard	YES

Motion carried with dissent (4-1)

B. SECOND READING: Ordinance 2025-03 – Chapter 113 Zoning Text Amendment (Signs)

Submitted By: Planning and Zoning

ORDINANCE 2025-03

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, AMENDING CHAPTER 113 ENTITLED “SIGNS” OF THE CITY OF WESTLAKE’S CODE OF ORDINANCES; BY SPECIFICALLY AMENDING SECTION 113-8 ENTITLED “MASTER SIGN PLAN”, SECTION 113-11 ENTITLED “PERMITTED SIGNS” AND SECTION 113-66 ENTITLED “PERMITTED TEMPORARY SIGNS”; PROVIDING FOR AN AMENDMENT TO NOTES AND REMARKS TO PROVIDE FOR A MAXIMUM NUMBER OF SIGNS AND FOR ADDITIONAL REQUIREMENTS RELATIVE TO GRAND OPENING /PROJECT OPENING AND NEW BUSINESS SIGNS; PROVIDING FOR CODIFICATION

PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Mayor O'Connor introduced the item and asked Mr. Doody to read by title only for the record.

Mr. Leon presented change amending the Ordinance to extend the display of grand opening signs from 10 days to 30 days after a grand opening, or event and correcting the language in Ordinance from "and" to "or on #2.

Mayor O'Connor opened for Public Hearing.

Public Comment – Ms. Kathryn Rossmell – On behalf of Minto PBLH, LLC. – 360 S. Rosemary Ave, Ste 1100, WPB – Ms. Rossmell, showed support in approving amendment.

There being no further comments, Mayor O'Connor closed public hearing.

Mayor O'Connor called for a motion.

Motion by Councilman Werner to approve and amend Second Reading Ordinance 2025-03 – Planning & Zoning (Signs), seconded by Vice Mayor Langowski. ord

UPON ROLL CALL:

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

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

Motion by Councilman Werner to approve as amended, seconded by Councilwoman Leonard.

UPON ROLL CALL:

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

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

NEW BUSINESS

- A. Education Advisory Board - Consideration and Appointment of five (5) Regular Members and one (1) Alternate Member

Submitted By: City Clerk's Office

RESOLUTION NO. 2025-11

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, APPOINTING FIVE (5) MEMBERS AND ONE (1) ALTERNATE MEMBER TO SERVE ON THE EDUCATION ADVISORY BOARD; PROVIDING FOR CONFLICTS, PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Mayor O'Connor introduced the item and Mr. Doody read by title only for the record.

Ms. Burgess noted that according to the City Ordinance, the Education Advisory Board shall consist of five (5) regular members and one (1) alternate member. All appointments to the Education Advisory Board shall be for a one (1) year period expiring on the following April 30th.

Ms. Burgess identified the current board members:

- Anita Kaplan - Regular Board Member
- Lisa Barron - Regular Board Member
- Colleen Forlizzi - Regular Board Member
- Krystal Lexima - Regular Board Member

Ms. Burgess, continued, noting that there currently remain two (2) vacant positions on the Board: one (1) regular member seat and one (1) alternate and the application of Jennifer Christian-Upia is attached for consideration.

Mayor O'Connor called for a motion.

Motion by Councilman Werner, to appoint existing board members with addition of applicant, seconded by Councilman Gleason.

UPON ROLL CALL:

Councilman Gleason	YES
Councilwoman Leonard	YES
Vice Mayor Langoswki	YES
Mayor O'Connor	YES
Councilman Werner	YES

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

Motion by Councilman Werner, to adopt Resolution 2025-11, seconded by Councilwoman Leonard.

UPON ROLL CALL:

Councilwoman Leonard	YES
Vice Mayor Langoswki	YES
Mayor O'Connor	YES
Councilman Werner	YES
Councilman Gleason	YES

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

Mayor O'Connor entertained public comments.

Public Comment – Dr. Christopher A. Tompkins – 5409 Santa Rosa Lane – Dr. Tompkins would like to enter his name for consideration for the vacant position.

Mayor O'Connor called for a motion.

- B. Art in Public Places Advisory Board - Consideration and Appointment of five (5) regular members, two (2) alternate members and one (1) non-voting student member

Submitted By: City Clerk's Office

RESOLUTION NO. 2025-12

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, APPOINTING FIVE (5) MEMBERS, TWO (2) ALTERNATE MEMBERS, AND ONE (1) NON-VOTING HIGH SCHOOL STUDENT TO SERVE ON THE ART IN PUBLIC PLACES ADVISORY BOARD; PROVIDING FOR CONFLICTS, PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Mayor O'Connor introduced the item and Mr. Doody read by title only for the record.

Ms. Burgess noted that according to the City Ordinance, the Art in Public Places Advisory Board shall consist of five (5) regular members, two (2) alternate members and one (1) non-voting student member. All appointments to the Art in Public Places Advisory Board shall be for a one (1) year period expiring on the following April 30th.

Ms. Burgess identified the current board members:

- Jennifer Estis – Regular Board Member
- Gail Blair-Lewis - Regular Board Member
- Lauren Mondell - Regular Board Member
- Carole Waldman - Regular Board Member
- Kim Lanza - Regular Board Member
- Johana Jimenez - Alternate Member

Ms. Burgess continued noting that there currently remain two (2) vacant positions on the Board: one (1) alternate member seat and one (1) non-voting student member.

Motion by Councilman Werner, to appoint existing board members, seconded by Vice Mayor Langowski.

UPON ROLL CALL:

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

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

Motion by Councilman Gleason, to adopt Resolution 2025-12, seconded by Councilman Werner.

UPON ROLL CALL:

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

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

CITY COUNCIL COMMENTS

- A. Councilwoman Charlotte Leonard – Acknowledged and congratulated anyone in attendance celebrating Nurses Week as well as noting the upcoming Mother's Day Holiday.
- B. Councilman Eric Gleason – Commented on how the ending of school could possibly mean increased crime opportunities in the community, and to please be aware and cautious. Councilman Gleason also noted the upcoming Mother's Day Holiday.
- C. Councilman Gary Werner – Noted the upcoming Mother's Day Holiday, then went on to discuss the Strategic Planning Workshop being held on May 24, 2025. Councilman Werner proposed for a time change to be made for Regular City Council meetings to accommodate additional meetings and the public's attendance as they relate to the upcoming Comp Plan Amendment.
- D. Vice Mayor Greg Langowski – Mentioned his upcoming "Lets Chat" on May 17th, 10 AM – 2 PM at Adventure Park.
- E. Mayor JohnPaul O'Connor – Wished everyone a Happy Mother's Day. Also stressed the importance of the public attending the Strategic Planning Workshop taking place May 24, 2025.

REPORT – STAFF

Captain Sandt gave an overview of the Palm Beach County Sheriff's monthly report and entertained the audience's questions.

Station 22 Battalion Chief gave an overview of the monthly Palm Beach County Fire Rescue Report and discussed the reason for the influx of false alarms.

REPORT - CITY ATTORNEY

Nothing to report.

REPORT - CITY MANAGER

Mr. Cassel provided a Happy Program update. Mr. Cassel also read into record a response from an arborist regarding a previous public complaint about a poisonous tree.

The City Manager also addressed the public hearing notice on 60th Street from GL homes. Mr. Cassel further advised the public to direct all signal and roadway complaints to the County.

Mr. Cassel noted that budget season is approaching, but no budget workshop dates have been set, but Council may begin providing their ideas and comments.

PUBLIC COMMENTS

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Public Comment – Ms. Alicia Torres – 5847 Whippoorwill Circle – Ms. Torres clarified that to join the Education Advisory Board you do not have to be a Westlake resident for a year.

ADJOURNMENT

There being no further business, Mayor O'Connor adjourned the meeting at 7:35 PM.

Zoie P. Burgess, City Clerk

JohnPaul O'Connor, Mayor

File Attachments for Item:

B. Monthly Financial Report - April 2025



MEMORANDUM

TO: Members of the City Council, City of Westlake
FROM: Steven Fowler, Accountant; Lucus McDonald, Accounting Supervisor
CC: Ken Cassel, City Manager
DATE: May 16, 2025
SUBJECT: April Financial Report

Please find attached the April 2025 financial report. During your review, please keep in mind that the goal is for revenue to meet or exceed the year-to-date budget and for expenditures to be at or below the year-to-date budget. An overview of the City's funds is provided below. Should you have any questions or require additional information, please contact me at Steven.Fowler@inframark.com.

General Fund

- Total Revenues through April were approximately 91% of the annual budget. Collections of the FY2025 Ad Valorem Tax and Special Assessments were approximately 97% and 98%, respectively.
- Total Expenditures and Contingency through April were approximately 64% of the annual budget.

Special Revenue Fund – Housing Assistance Program

- Total Revenues through April were approximately 222% of the annual budget, which was a result of a higher than anticipated rate of construction and donations on commercial permits. A donation of \$1,500 per Single Family Residence building permit is paid into the Housing Assistance Program.

Special Revenue Fund – Comprehensive Planning Services

- Total Revenues through April were approximately 33% of the annual budget.
- Total Expenditures through April were approximately 50% of the annual budget.

City of Westlake

Financial Report

April 30, 2025



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City of Westlake

Financial Statements

April 30, 2025

Balance Sheet
April 30, 2025

ACCOUNT DESCRIPTION	GENERAL FUND	SPECIAL REVENUE FUND - HOUSING ASSISTANCE PROGRAM	SPECIAL REVENUE FUND - COMPREHENSIVE PLANNING SVCS	TOTAL
<u>ASSETS</u>				
Current Assets				
Cash - Checking Account	\$ 2,284,566	\$ -	\$ -	\$ 2,284,566
Cash Restricted for Donated Funds	82,755	-	-	82,755
Assessments Receivable	39,442	-	-	39,442
Due From Other Funds	695,126	-	-	695,126
Investments:				
Money Market Account	8,954,213	5,265,430	-	14,219,643
Deposits	666	-	-	666
Total Current Assets	12,056,768	5,265,430	-	17,322,198
Noncurrent Assets				
Mortgages Receivable	-	787,589	-	787,589
Total Noncurrent Assets	-	787,589	-	787,589
TOTAL ASSETS	\$ 12,056,768	\$ 6,053,019	\$ -	\$ 18,109,787
<u>LIABILITIES</u>				
Current Liabilities				
Accounts Payable	\$ 48,365	\$ -	\$ 141,044	\$ 189,409
Accrued Expenses	121,000	1,302	55,400	177,702
DBPR surcharge	1,722	-	-	1,722
DCA surcharge	2,529	-	-	2,529
Impact Fees	400,073	-	-	400,073
Unearned Revenue	372,152	-	-	372,152
Due To Other Districts	3,403	-	-	3,403
Due To Other Gov'tl Units	7,474	-	-	7,474
Deferred Revenue-Developer Submittals (Minto)	-	-	59,133	59,133
Donations-Art in Public Places	82,755	-	-	82,755
Due To Other Funds	-	-	695,126	695,126
Total Current Liabilities	1,039,473	1,302	950,703	1,991,478
Long-Term Liabilities				
Deferred Inflow of Resources	39,442	-	-	39,442
Total Long-Term Liabilities	39,442	-	-	39,442
TOTAL LIABILITIES	1,078,915	1,302	950,703	2,030,920

Balance Sheet
April 30, 2025

ACCOUNT DESCRIPTION	GENERAL FUND	SPECIAL REVENUE FUND - HOUSING ASSISTANCE PROGRAM	SPECIAL REVENUE FUND - COMPREHENSIVE PLANNING SVCS	TOTAL
FUND BALANCES				
Nonspendable:				
Deposits	666	-	-	666
Restricted for:				
Special Revenue	-	6,051,717	-	6,051,717
Unassigned:	10,977,187	-	(950,703)	10,026,484
TOTAL FUND BALANCES	\$ 10,977,853	\$ 6,051,717	\$ (950,703)	\$ 16,078,867
TOTAL LIABILITIES & FUND BALANCES	\$ 12,056,768	\$ 6,053,019	\$ -	\$ 18,109,787

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES				
Interest - Investments	\$ -	\$ -	\$ 179,808	\$ 179,808
Ad Valorem Taxes	6,058,611	5,984,606	5,880,768	(103,838)
Ad Valorem Taxes - Discounts	(242,300)	(242,300)	(227,168)	15,132
FPL Franchise	456,400	266,235	262,145	(4,090)
Gas	68,200	39,785	26,268	(13,517)
Solid Waste	32,000	18,665	13,487	(5,178)
Electricity	559,000	326,085	274,663	(51,422)
Water	187,400	109,315	73,303	(36,012)
Gas	126,200	73,615	80,896	7,281
Communication Services Taxes	159,800	93,215	91,859	(1,356)
Occupational Licenses	27,300	15,925	21,122	5,197
Building Permits - Admin Fee	85,600	49,935	67,451	17,516
State Revenue Sharing Proceeds	70,100	40,890	48,741	7,851
Alcoholic Beverage License	1,100	550	-	(550)
Other Public Safety Chrgs/Fees	6,500	3,790	6,000	2,210
Garbage/Solid Waste Revenue	233,400	136,150	188,228	52,078
Penalties	-	-	2,594	2,594
Other Operating Revenues	12,800	9,600	5,519	(4,081)
Special Events	-	-	11,100	11,100
Event Sponsors	-	-	25,920	25,920
Judgements and Fines	-	-	4,338	4,338
Interest - Tax Collector	-	-	4,841	4,841
Special Assmnts- Tax Collector	802,900	802,900	790,003	(12,897)
Special Assmnts- Discounts	(32,100)	(32,100)	(30,410)	1,690
Lien Search Fee	10,000	5,835	7,980	2,145
TOTAL REVENUES	8,622,911	7,702,696	7,809,456	106,760

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>EXPENDITURES</u>				
<u>Legislative</u>				
Mayor/Council Stipend	60,000	35,000	34,143	857
FICA Taxes	4,600	2,683	2,612	71
ProfServ-Legislative Expense	75,000	43,750	8,000	35,750
Telephone, Cable & Internet Service	5,300	3,092	2,376	716
Lease - Building	9,100	5,308	6,500	(1,192)
Public Officials Insurance	5,500	5,500	4,557	943
Misc-Event Expense	274,400	74,400	33,194	41,206
Council Expenses	78,400	45,733	38,265	7,468
Dues, Licenses, Subscriptions	3,800	3,088	5,400	(2,312)
Total Legislative	516,100	218,554	135,047	83,507
<u>City Manager</u>				
Contracts-City Manager	249,800	145,717	145,717	-
Misc-Public Relations	50,000	29,167	25,184	3,983
Office Supplies	12,700	7,408	3,532	3,876
Dues, Licenses, Subscriptions	2,700	1,361	1,612	(251)
Total City Manager	315,200	183,653	176,045	7,608
<u>City Clerk</u>				
ProfServ-Web Site Maintenance	8,300	4,842	3,558	1,284
Contracts-City Clerk	233,300	136,092	131,092	5,000
Postage and Freight	-	-	382	(382)
Printing	15,500	9,042	-	9,042
Legal Advertising	17,500	10,208	6,644	3,564
Miscellaneous Expenses	6,000	3,500	2,839	661
Office Supplies	2,900	1,692	-	1,692
Dues, Licenses, Subscriptions	26,100	17,440	14,398	3,042
Total City Clerk	309,600	182,816	158,913	23,903
<u>Finance</u>				
Auditing Services	7,800	-	500	(500)
Contracts-Finance	104,400	60,900	60,900	-
Miscellaneous Expenses	-	-	1,100	(1,100)
Total Finance	112,200	60,900	62,500	(1,600)

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending April 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>Legal Counsel</u>				
ProfServ-Legal Services	120,000	70,000	36,686	33,314
ProfServ-Legal Litigation	-	-	41,732	(41,732)
Total Legal Counsel	120,000	70,000	78,418	(8,418)
<u>Other Administrative Services</u>				
ProfServ-Info Technology	76,600	44,683	42,497	2,186
Contracts-Admin. Service	441,100	257,308	257,308	-
Misc-Assessment Collection Cost	8,000	8,000	7,593	407
General Government	150,000	87,500	-	87,500
Total Other Administrative Services	675,700	397,491	307,398	90,093
<u>Facility Services</u>				
Telephone, Cable & Internet Service	9,200	5,367	5,472	(105)
Lease - Copier	12,900	7,525	7,652	(127)
Lease - Building	25,000	14,583	-	14,583
Insurance (Liab,Auto,Property)	13,200	13,200	9,048	4,152
Miscellaneous Services	1,700	992	532	460
Cleaning Services	13,300	7,758	8,602	(844)
Principal-Capital Lease	19,100	11,142	13,548	(2,406)
Interest-Capital Lease	2,100	1,225	1,895	(670)
Total Facility Services	96,500	61,792	46,749	15,043
<u>Community Services</u>				
Contracts-Solid Waste	1,212,000	707,000	696,895	10,105
Contracts-Sheriff	1,066,600	622,183	622,187	(4)
Electricity	132,300	77,175	102,587	(25,412)
R&M-Community Maintenance	30,100	17,558	17,558	-
Operating Supplies	57,300	28,650	-	28,650
Roadway Services	6,800	3,400	4,796	(1,396)
Total Community Services	2,505,100	1,455,966	1,444,023	11,943
<u>Capital Expenditures & Projects</u>				
Capital Improvements	50,000	50,000	-	50,000
Total Capital Expenditures & Projects	50,000	50,000	-	50,000

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>Reserves</u>				
Misc-Contingency	232,500	135,625	1,099	134,526
1st Quarter Operating Reserves	1,220,700	712,075	-	712,075
Reserve - Capital Projects	1,500,000	875,000	-	875,000
Total Reserves	2,953,200	1,722,700	1,099	1,721,601
TOTAL EXPENDITURES & RESERVES	7,653,600	4,403,872	2,410,192	1,993,680
Excess (deficiency) of revenues				
Over (under) expenditures	969,311	3,298,824	5,399,264	2,100,440
<u>OTHER FINANCING SOURCES (USES)</u>				
Nonoperating Grant Expense	-	-	(724,735)	(724,735)
Contribution to (Use of) Fund Balance	969,311	-	-	-
TOTAL FINANCING SOURCES (USES)	969,311	-	(724,735)	(724,735)
Net change in fund balance	\$ 969,311	\$ 3,298,824	\$ 4,674,529	\$ 1,375,705
FUND BALANCE, BEGINNING (OCT 1, 2024)	6,303,324	6,303,324	6,303,324	
FUND BALANCE, ENDING	\$ 7,272,635	\$ 9,602,148	\$ 10,977,853	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES				
Interest - Investments	\$ -	\$ -	\$ 46,457	\$ 46,457
Dividends	-	-	78,700	78,700
Donations	300,000	175,000	539,588	364,588
TOTAL REVENUES	300,000	175,000	664,745	489,745
EXPENDITURES				
Public Assistance				
Misc-Admin Fee (%)	21,000	12,250	-	12,250
Assistance Program	279,000	162,750	-	162,750
Total Public Assistance	300,000	175,000	-	175,000
TOTAL EXPENDITURES	300,000	175,000	-	175,000
Excess (deficiency) of revenues Over (under) expenditures	-	-	664,745	664,745
Net change in fund balance	\$ -	\$ -	\$ 664,745	\$ 664,745
FUND BALANCE, BEGINNING (OCT 1, 2024)	5,386,972	5,386,972	5,386,972	
FUND BALANCE, ENDING	\$ 5,386,972	\$ 5,386,972	\$ 6,051,717	

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending April 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES				
Building Permits	\$ 1,966,300	\$ 1,147,010	\$ 680,086	\$ (466,924)
Reinspection Fees	-	-	700	700
Building Permits - Surcharge	7,600	4,435	4,105	(330)
Other Building Permit Fees	30,000	17,500	52,800	35,300
Building Permits - Admin Fee	129,700	75,660	96,311	20,651
Engineering Permits	300,600	175,350	24,366	(150,984)
Planning & Zoning Permits	307,700	179,490	41,367	(138,123)
TOTAL REVENUES	2,741,900	1,599,445	899,735	(699,710)

EXPENDITURES**Comprehensive Planning**

ProfServ-Engineering	300,600	175,350	124,079	51,271
ProfServ-Info Technology	290,200	169,283	147,500	21,783
ProfServ-Legal Services	62,700	36,575	17,100	19,475
ProfServ-Planning/Zoning Board	307,700	179,492	160,058	19,434
ProfServ-Compliance Service	186,500	108,792	105,120	3,672
ProfServ-Building Permits	1,431,900	835,275	747,388	87,887
Special Magistrate	30,000	17,500	-	17,500
Telephone, Cable & Internet Service	7,000	4,083	3,204	879
Lease - Copier	3,100	1,808	1,931	(123)
Lease - Building	24,000	14,000	-	14,000
Printing	1,000	750	-	750
Miscellaneous Services	1,300	758	133	625
Misc-Admin Fee (%)	32,700	19,075	19,075	-
Billing Service Fees	42,800	24,967	24,924	43
Office Supplies	2,100	1,225	115	1,110
Cleaning Services	13,000	7,583	8,380	(797)
Principal-Capital Lease	4,800	2,800	-	2,800
Interest-Capital Lease	500	350	-	350
Total Comprehensive Planning	2,741,900	1,599,666	1,359,007	240,659
TOTAL EXPENDITURES	2,741,900	1,599,666	1,359,007	240,659

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending April 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
Excess (deficiency) of revenues				
Over (under) expenditures	-	(221)	(459,272)	(459,051)
Net change in fund balance	\$ -	\$ (221)	\$ (459,272)	\$ (459,051)
FUND BALANCE, BEGINNING (OCT 1, 2024)	(491,431)	(491,430)	(491,431)	
FUND BALANCE, ENDING	\$ (491,431)	\$ (491,651)	\$ (950,703)	

City of Westlake

Supporting Schedules

April 30, 2025

Cash and Investment Report

April 30, 2025

GENERAL FUND

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Yield</u>	<u>Balance</u>
Checking Account - Operating	BankUnited	Checking Account	n/a	\$2,284,566
Money Market	BankUnited	MMA	4.06%	\$9,036,969
			Subtotal	\$11,321,535

SPECIAL REVENUE FUND

Money Market	BankUnited	MMA	4.06%	\$1,989,998
Government Checking	Valley Bank	Checking Account	4.33%	\$69,320
Brokerage Account	Valley Bank	Government Fund Class A	4.07%	\$3,206,112
			Subtotal	\$5,265,431
			Total	\$16,586,966

File Attachments for Item:

A. FIRST READING: Ordinance 2025-04 – Chapter 119 Zoning Text Amendment (A/C Screening)

Submitted By: Planning and Zoning

ORDINANCE NO 2025-04

AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, AMENDING CHAPTER 119 OF THE CITY OF WESTLAKE, FLORIDA’S CODE OF ORDINANCES ENTITLED "ZONING", BY SPECIFICALLY AMENDING SECTION 119-31(c)(7) ENTITLED “SETBACK EXCEPTIONS FOR RESIDENTIAL-1(R-1) AND RESIDENTIAL-2(R-2) DISTRICTS” UNDER ARTICLE II ENTITLED “ZONING DISTRICTS AND STANDARDS”; TO PROVIDE FOR CLARIFICATION RELATIVE TO SCREENING EXCEPTIONS FOR SINGLE FAMILY RESIDENTIAL LOTS; PROVIDING FOR CODIFICATION, PROVIDING FOR A CONFLICTS CLAUSE, PROVIDING FOR SEVERABILITY, AND PROVIDING AN EFFECTIVE DATE.



Meeting Agenda Item Coversheet

MEETING DATE:		6/3/2025		Submitted By: Planning and Zoning	
SUBJECT: <i>This will be the name of the Item as it will appear on the Agenda</i>		FIRST READING: Ordinance 2025-XX – Chapter 119 Zoning Text Amendment (A/C Screening)			
STAFF RECOMMENDATION: (MOTION READY)		Motion to recommend approval of First Reading of Ordinance 2025-XX – Chapter 119 Zoning Text Amendment (A/C Screening).			
SUMMARY and/or JUSTIFICATION:		This Ordinance amends Chapter 119 of the City Westlake, Code of Ordinances entitled “Setback Exceptions for Residential-1 (R1) and Residential-2 (R2) Districts,” to provide additional visual screening exceptions for single family residential lots. Residential lots with a side yard setback of less than seven and one-half feet (7.5') shall only be required to provide visual screening from the right-of-way for heating, ventilation and air conditioning units, including compressors and condensers.			
SELECT, if applicable		AGREEMENT:		BUDGET:	
		STAFF REPORT:		PROCLAMATION:	
		EXHIBIT(S):		OTHER:	
		X			
IDENTIFY EACH ATTACHMENT. <i>For example, an agreement may have 2 exhibits, identify the agreement and Exhibit A and Exhibit B</i>		Exhibit A: Ordinance 2025-XX: Chapter 119 Zoning Text Amendment (A/C Screening).			
SELECT, if applicable		RESOLUTION:		ORDINANCE: 2025-XX	
				X	
IDENTIFY FULL RESOLUTION OR ORDINANCE TITLE <i>(if Item is <u>not</u> a Resolution or Ordinance, please erase all default text from this field's textbox and leave blank) <u>Please keep text indented.</u></i>		<p align="center">ORDINANCE NO 2025-XX</p> <p>AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, AMENDING CHAPTER 119 OF THE CITY OF WESTLAKE, FLORIDA'S CODE OF ORDINANCES ENTITLED "ZONING", BY SPECIFICALLY AMENDING SECTION 119-31(c)(7) ENTITLED “SETBACK EXCEPTIONS FOR RESIDENTIAL-1(R-1) AND RESIDENTIAL-2(R-2) DISTRICTS” UNDER ARTICLE II ENTITLED “ZONING DISTRICTS AND STANDARDS”; TO PROVIDE FOR CLARIFICATION RELATIVE TO SCREENING EXCEPTIONS FOR SINGLE FAMILY RESIDENTIAL LOTS; PROVIDING FOR CODIFICATION, PROVIDING FOR A CONFLICTS CLAUSE, PROVIDING FOR SEVERABILITY, AND PROVIDING AN EFFECTIVE DATE.</p>			
FISCAL IMPACT (if any):					\$

ORDINANCE 2025-XX

AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, AMENDING CHAPTER 119 OF THE CITY OF WESTLAKE, FLORIDA'S CODE OF ORDINANCES ENTITLED "ZONING", BY SPECIFICALLY AMENDING SECTION 119-31(c)(7) ENTITLED "SETBACK EXCEPTIONS FOR RESIDENTIAL-1(R-1) AND RESIDENTIAL-2(R-2) DISTRICTS" UNDER ARTICLE II ENTITLED "ZONING DISTRICTS AND STANDARDS"; TO PROVIDE FOR CLARIFICATION RELATIVE TO SCREENING EXCEPTIONS FOR SINGLE FAMILY RESIDENTIAL LOTS; PROVIDING FOR CODIFICATION, PROVIDING FOR A CONFLICTS CLAUSE, PROVIDING FOR SEVERABILITY, AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Westlake deems it in the best interests of the residents of the City of Westlake to amend the Code of Ordinances for the purposes of amending the visual screening requirements for single-family residential lots with a setback of less than seven and one-half feet (7.5') in the Residential-1(R-1) and Residential-2(R-2) Districts; and

WHEREAS, the City Council of Westlake finds and determines that new exceptions to the visual screening will assist property owners with the maximum utilization of their property and allow adequate safety and security measures to be implemented.

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

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 119 entitled "Zoning", by specifically amending Section 119-31(c)(7) entitled "Setback exceptions for Residential-1(R-1) and Residential-2(R-2) Districts" of the City of Westlake's Code of Ordinances to read as follows:

Sec. 119-31. Residential districts.

...

- (c) *Setback exceptions for Residential-1 (R-1) and Residential-2 (R-2) Districts.* The following structures, projections and improvements may be allowed within the required setbacks for single-family residential properties located in the residential zoning districts designated residential-1 (R-1) and residential-2 (R-2).
- (1) Arbors and trellises less than ten (10) feet in height, subject to a minimum three (3) feet setback in the rear yard.
 - (2) Balconies with support structures projecting a maximum of three (3) feet into the rear yard setback.

- (3) Bay windows projecting a maximum of three (3) feet into a rear yard setback, measured at the point at which the face of the building or structure touches the ground.
- (4) Chimneys projecting a maximum of three (3) feet into a rear yard setback.
- (5) Clothes poles or clothes lines in rear yard setbacks.
- (6) Fountains, subject to a minimum three (3) feet setback in the rear yard.
- (7) Heating, ventilation and air conditioning units, including compressors and condensers in the side yard setback. Visual screening from the right-of-way and adjacent property shall be provided. Screening shall be opaque in nature, blends in with the architecture of the building, and be constructed in conformity with materials approved by the Florida Building Code, or shall be composed of vegetation. Single-family residential lots with a setback of less than seven and one-half feet (7.5') shall only be required to provide visual screening from the right-of-way.

...

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

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

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

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

PASSED this __ day of _____, 2025, on first reading.

PUBLISHED on this __ day of _____, 2025 in the Sun Sentinel

PASSED AND ADOPTED this __ day of _____, 2025, on second reading.

City of Westlake
JohnPaul O'Connor, Mayor

Zoie Burgess, CMC, City Clerk,

APPROVED AS TO LEGAL FORM

OFFICE OF THE CITY ATTORNEY

File Attachments for Item:

B. FIRST READING: Ordinance 2025-05 – Chapter 113 Zoning Text Amendment (Permitted Temporary Signs)

Submitted By: Planning and Zoning

ORDINANCE NO 2025-05

AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, AMENDING CHAPTER 113 OF THE CITY OF WESTLAKE, FLORIDA’S CODE OF ORDINANCES ENTITLED "SIGNS", BY SPECIFICALLY AMENDING SECTION 113-66, TABLE 113-66 ENTITLED “PERMITTED TEMPORARY SIGNS” UNDER ARTICLE III ENTITLED “TEMPORARY SIGNS”; PROVIDING FOR ADDITIONAL INSTALLATION AND REMOVAL DATES FOR NONRESIDENTIAL SALE, RENTAL OR LEASE OF BUILDING OR PORTION OF BUILDING; PROVIDING FOR CODIFICATION, PROVIDING FOR A CONFLICTS CLAUSE, PROVIDING FOR SEVERABILITY, AND PROVIDING AN EFFECTIVE DATE.



Meeting Agenda Item Coversheet

MEETING DATE:		6/3/2025		Submitted By: Planning and Zoning	
SUBJECT: <i>This will be the name of the Item as it will appear on the Agenda</i>		FIRST READING: Ordinance 2025-XX – Chapter 113 Zoning Text Amendment (Permitted Temporary Signs)			
STAFF RECOMMENDATION: (MOTION READY)		Motion to recommend approval of First Reading for Ordinance 2025-XX – Chapter 113 Zoning Text Amendment (Permitted Temporary Signs).			
SUMMARY and/or JUSTIFICATION:		This Ordinance amends Chapter 113 entitled “Signs”, by specifically amending Section 113-66, Table 113-66 entitled “Permitted Temporary Signs” of the City of Westlake’s Code of Ordinances providing for additional installation and removal dates for non-residential sale, rental or lease of building or portion of building.			
SELECT, if applicable		AGREEMENT:		BUDGET:	
		STAFF REPORT:		PROCLAMATION:	
		EXHIBIT(S):		OTHER:	
IDENTIFY EACH ATTACHMENT. <i>For example, an agreement may have 2 exhibits, identify the agreement and Exhibit A and Exhibit B</i>		Exhibit A: Ordinance 2025-XX – Chapter 113 Zoning Text Amendment (Permitted Temporary Signs)			
SELECT, if applicable		RESOLUTION:		ORDINANCE: 2025-XX	
IDENTIFY FULL RESOLUTION OR ORDINANCE TITLE <i>(if Item is <u>not</u> a Resolution or Ordinance, please erase all default text from this field’s textbox and leave blank) <u>Please keep text indented.</u></i>		<p style="text-align: center;">ORDINANCE NO 2025-XX</p> <p>AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, AMENDING CHAPTER 113 OF THE CITY OF WESTLAKE, FLORIDA’S CODE OF ORDINANCES ENTITLED "SIGNS", BY SPECIFICALLY AMENDING SECTION 113-66, TABLE 113-66 ENTITLED “PERMITTED TEMPORARY SIGNS” UNDER ARTICLE III ENTITLED “TEMPORARY SIGNS”; PROVIDING FOR ADDITIONAL INSTALLATION AND REMOVAL DATES FOR NONRESIDENTIAL SALE, RENTAL OR LEASE OF BUILDING OR PORTION OF BUILDING; PROVIDING FOR CODIFICATION, PROVIDING FOR A CONFLICTS CLAUSE, PROVIDING FOR SEVERABILITY, AND PROVIDING AN EFFECTIVE DATE.</p>			
FISCAL IMPACT (if any):					\$

1st Reading _____

2nd Reading _____

ORDINANCE 2025-XX

AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, AMENDING CHAPTER 113 OF THE CITY OF WESTLAKE, FLORIDA'S CODE OF ORDINANCES ENTITLED "SIGNS", BY SPECIFICALLY AMENDING SECTION 113-66, TABLE 113-66 ENTITLED "PERMITTED TEMPORARY SIGNS" UNDER ARTICLE III ENTITLED "TEMPORARY SIGNS"; PROVIDING FOR ADDITIONAL INSTALLATION AND REMOVAL DATES FOR NONRESIDENTIAL SALE, RENTAL OR LEASE OF BUILDING OR PORTION OF BUILDING; PROVIDING FOR CODIFICATION, PROVIDING FOR A CONFLICTS CLAUSE, PROVIDING FOR SEVERABILITY, AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Westlake deems it in the best interests of the residents of the City of Westlake to amend the Code of Ordinances for the purposes of amending the installation and removal dates for temporary signs for nonresidential sale, rental or lease of building or portion of building; and

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

SECTION 1. Recital. The above recital is confirmed, adopted and incorporated herein and made a part hereof by this reference.

SECTION 2. The City Council hereby amends Chapter 113 entitled "Signs", by specifically amending Section 113-66, Table 113-66 entitled "Permitted Temporary Signs" of the City of Westlake's Code of Ordinances to read as follows:

Sec. 113-66. Permitted temporary signs.

Temporary signs allowed within the city are listed in the following table:

Table 113-66. Permitted Temporary Signs

Type of Sign	Maximum Size (Square Feet)	Earliest Installation Date	Final Removal Date	Notes and Remarks
Free speech sign ¹	Residential-6 square feet	None	None	Residential-1 sign per residential parcel
				Nonresidential-1 sign per nonresidential parcel
				Sign may be installed in lieu of any permitted nonresidential sign

				Signs may not be placed on public property
				Signs may not be placed in public rights-of-way Signs may not obstruct vision at corners, intersections, etc.
	Nonresidential			
Political ¹	Residential: 6 square feet	Residential-not more than thirty (30) days prior to the election to which it relates	Residential-7 days after the election	Residential-1 sign per candidate or issue per residential parcel
				Nonresidential-1 sign per candidate or issue
				Nonresidential-1 sign per 200 linear feet of street frontage
	Nonresidential: 32 square feet	Nonresidential-same as residential		A minimum of 1 sign per property allowed
				Signs may not be placed on public property
				Signs may not be placed in public rights-of-way
				Signs may not obstruct vision at corners, intersections, etc.
				Applicable to federal, state, county, and local elections
			Nonresidential-7 days after the election	
Sale: residential open house ¹	6	Day open house begins	Day open house closes	
Sale: nonresidential open house	16	Day open house begins	Day open house closes	
Nonresidential sale, rental or lease of building or portion of building	16	Upon issuance of certificate of occupancy <u>building permit</u>	Until 100% of the building is sold, rented, or leased <u>Within ten (10) days of the sale, rental or lease of the</u>	Signpost. Post shall be a 4-by-4 treated-wood post or other functional material. The minimum number of posts shall be 2. The posts shall be directly buried into the ground at a minimum of

			<u>premise for which the sign was installed</u>	2 feet. Use of concrete is prohibited
				Backing. Sign shall be installed on one-half-inch plywood. Plywood shall be attached with weather-resistant screws
				Color. The entire sign must be painted or wrapped
Development sign	32	When complete development order application filed with city	On receipt of first certificate of occupancy	
Project suppliers/trades	32	On receipt of building permit	On receipt of final certificate of occupancy	No more than 2 signs shall be permitted at 1 time
Signage on construction barrier fence	10% of total barrier area	On receipt of construction fence permit	On receipt of final certificate of occupancy	Limited to signage identifying the nature of the development, contractor's information, leasing information, corporate logos and renditions of development
Murals and other decorative elements on	15% of total barrier area	On receipt of construction fence permit	On receipt of final certificate of occupancy	May not contain any rendition of development or element of development
Construction barrier fence				
Grand opening/project opening/new businesses	32	7 days before event	10 days after opening or event	May be permitted as a banner
Outparcel/phase opening	32	7 days before opening	10 days after opening	
Special event signage	32	7 days prior to event	1 day after event	One on-site sign may be permitted for each side of the property that fronts a public right-of-way, up to 4 signs
				1 per property allowed
				May be permitted as a banner

Special event directional signage	4	Day before event	1 day after event	May be located off-site
				May be located on private property w/owner's written permission
Special sale for profit	16	7 days prior to event	1 day after event	Maximum 4 per calendar year per project
Right-of-way banner	24	30 days prior to event	2 days after event	For regional, national, city, or city co-sponsored special event
				Must have authorization from applicable agency
Name-change ground sign covering	60 square feet of copy	Issuance of permit	60 days from issuance of permanent sign permit application ²	Only canvas coverings of ground signs allowed
				Office and retail uses only
				May be submitted when sign permit for new permanent sign is submitted
School/day care/nursery	32	30 days before registration	14 days after registration	Max. 3 per calendar year
				May be permitted as a banner
Garage sale ¹	12	1 day before sale	Close of the day of sale	1 on-site sign
Construction entrance	16	Issuance of land clearing, land alteration, or building permit	On receipt of final certificate of occupancy	
Menu sign (free-standing)	15 square feet	At opening	At closing	1 per restaurant
				Additional signs permitted if outdoor seating areas are either separated by 6 feet high wall or not visible to each other
				Constructed of durable materials
				May be pole-mounted, A-frame, or sandwich board

				May include name, hours, credit card, menu, and price information
				Must be stored inside when restaurant closed
Valet parking signs	6 square feet	2 hours prior to business opening each day	2 hours after business closing each day	1 sign per establishment
	Height: 4 feet			May be 2-sided
				May not be visible from a public right-of-way
	Width: none			Notwithstanding subsection (b)(4) above, such signs may be affixed to a valet kiosk
				Valet sign permits shall not be transferrable
Human signs (or living signs)	3 square feet	Date indicated on the permit	Maximum 2 days	Maximum of 6 times per calendar year

¹ Exempt from fees and permit registration provided the sign complies with the requirements set forth in Table 117-176-2 and the Florida Building Code, as applicable.

² A written request for a 30-day extension may be granted administratively provided the permanent sign is not completed but is in the process of completion.

...

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

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

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

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

PASSED this ___ day of _____, 2025, on first reading.
PUBLISHED on this ___ day of _____, 2025 in the Sun Sentinel
PASSED AND ADOPTED this ___ day of _____, 2025, on second reading.

Zoie Burgess, CMC, City Clerk,

City of Westlake
JohnPaul O'Connor, Mayor

APPROVED AS TO LEGAL FORM

OFFICE OF THE CITY ATTORNEY

File Attachments for Item:

A. A Resolution for the Plat of Silver Lake – Plat One

Submitted By: Engineering

RESOLUTION 2025-13

A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, APPROVING THE PLAT OF SILVER LAKE – PLAT ONE, BEING A PART OF THE NORTH ONE-HALF (1/2) SECTIONS 7 AND 8, TOWNSHIP 43 SOUTH, RANGE 41 EAST, AND A REPLAT OF A PORTION OF TRACT OST #3, PERSIMMON BOULEVARD EAST – PLAT 5, AS RECORDED IN PLAT BOOK 135, PAGE 179, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN THE CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA. PROVIDING FOR RECORDATION, PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



Meeting Agenda Item Coversheet

MEETING DATE:		June 3, 2025		Submitted By: Engineering	
SUBJECT: <i>This will be the name of the Item as it will appear on the Agenda</i>		A Resolution for the Plat of Silver Lake – Plat One.			
STAFF RECOMMENDATION: (MOTION READY)		Motion to Approve			
SUMMARY and/or JUSTIFICATION:		The City of Westlake has the exclusive jurisdiction to approve the plat pursuant to Florida Statutes, §177.071. The application has been reviewed and approved by a Professional Surveyor and Mapper for the City of Westlake, and said Surveyor and Mapper has found the application to be consistent with the requirement under Florida Statutes, Chapter 177. The plat includes 119.806 acres of land. The plat has been reviewed and approved by the City Engineer, SID, and the City Attorney.			
SELECT, if applicable		AGREEMENT:		BUDGET:	
		STAFF REPORT:		PROCLAMATION:	
		EXHIBIT(S):		OTHER:	
IDENTIFY EACH ATTACHMENT. <i>For example, an agreement may have 2 exhibits, identify the agreement and Exhibit A and Exhibit B</i>		Agenda Item Cover Sheet Staff Report Resolution Legal Description Plat Boundary Survey Approval Letter(s)			
SELECT, if applicable		RESOLUTION:		ORDINANCE:	
IDENTIFY FULL RESOLUTION OR ORDINANCE TITLE <i>(if Item is <u>not</u> a Resolution or Ordinance, please erase all default text from this field's textbox and leave blank)</i>		A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, APPROVING THE PLAT OF SILVER LAKE – PLAT ONE, BEING A PART OF THE NORTH ONE-HALF (1/2) SECTIONS 7 AND 8, TOWNSHIP 43 SOUTH, RANGE 41 EAST, AND A REPLAT OF A PORTION OF TRACT OST #3, PERSIMMON BOULEVARD EAST – PLAT 5, AS RECORDED IN PLAT BOOK 135, PAGE 179, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN THE CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA. PROVIDING FOR RECORDATION, PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.			
FISCAL IMPACT (if any):					\$

RESOLUTION 2025-13

A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, APPROVING THE PLAT OF SILVER LAKE – PLAT ONE, BEING A PART OF THE NORTH ONE-HALF (1/2) SECTIONS 7 AND 8, TOWNSHIP 43 SOUTH, RANGE 41 EAST, AND A REPLAT OF A PORTION OF TRACT OST #3, PERSIMMON BOULEVARD EAST – PLAT 5, AS RECORDED IN PLAT BOOK 135, PAGE 179, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN THE CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA. PROVIDING FOR RECORDATION, PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Minto PBLH, LLC, a Florida Limited Liability Company, as the Owner has requested approval for the plat of Silver Lake – Plat One, being a part of the north one-half (1/2) Sections 7 and 8, Township 43 South, Range 41 East, and a replat of a portion of Tract OST #3, Persimmon Boulevard East – Plat 5, as recorded in Plat Book 135, Page 179, Public Records of Palm Beach County, Florida, lying in the City of Westlake, Palm Beach County, Florida, containing approximately 119.806 acres as described in Exhibit "A", attached hereto; and

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

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

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

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

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

- Section 1: **INCORPORATION.** The above recitals are true and correct and are incorporated herein by this reference.
- Section 2: **CITY COUNCIL APPROVALS.** The City Council for the City of Westlake hereby approves the final plat, "Exhibit B" and boundary survey, "Exhibit C" for Terraces of Westlake – Phase III, as described in the attached Exhibit "A", containing approximately 119.806 acres, which is located in the City of Westlake, and in Palm Beach County, Florida.
- Section 3. **RECORDATION.** The applicant shall provide a certified copy of the recorded plat and the applicant shall cover the costs of recording the plat in the public records in and for Palm Beach County Florida.

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

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

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

Section 7: **SEVERABILITY.** If any clause, section, other part or application of this Resolution is held by any court of competent jurisdiction to be unconstitutional or invalid, in part or application, it shall not affect the validity of the remaining portions or applications of this Resolution.

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

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

City of Westlake
JohnPaul O' Connor, Mayor

Zoie Burgess, City Clerk

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



CITY OF WESTLAKE

Engineering Department

4001 Seminole Pratt Whitney Road

Westlake, Florida 33470

Phone: (561) 530-5880

www.westlakegov.com

DATE: 4/23/2025
PETITION NUMBER: ENG-2024-13
DESCRIPTION: Westlake – GL Homes Parcel – Plat
APPLICANT: Sand & Hills Surveying, Inc
OWNER: Palm Beach West Associates VI, LLLP
REQUEST: Plat & Boundary Survey Review
LOCATION: Westlake, Florida
STAFF REVIEW: **RECOMMENDED APPROVAL**

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

The following documents were reviewed by the Engineering Department as part of the resubmittal package submitted on 04-16-25:

- 1) 1) Silver Lake Response to Engineering Comments, dated 4/15/25
- 2) 2) Silver Lake Response to S_I_D_ Comments, dated 4/15/25
- 3) 3) Silver Lake - Plat One (Mark up)
- 4) 4) Silver Lake - Plat One0
- 5) 5) Silver Lake - Plat One Survey, dated 4/14/25
- 6) 6) Desc - Silver Lake Plat 1

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

Exhibit 'A'
SILVER LAKE – PLAT ONE
LEGAL DESCRIPTION

BEING A PART OF THE NORTH ONE-HALF (1/2) OF SECTIONS 7 AND 8, TOWNSHIP 43 SOUTH, RANGE 41 EAST, AND A PORTION OF TRACT OST #3, PERSIMMON BOULEVARD EAST - PLAT 5, AS RECORDED IN PLAT BOOK 135, PAGE 179, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF THE ESTATES OF WESTLAKE, AS DESCRIBED IN PLAT BOOK 131, PAGE 108, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, ALSO BEING THE SOUTHWEST CORNER OF SAID PERSIMMON BOULEVARD EAST - PLAT 5; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID PERSIMMON BOULEVARD EAST - PLAT 5 FOR THE FOLLOWING TWO (2) DESCRIBED COURSES, SOUTH 87°22'37" EAST, A DISTANCE OF 292.25 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 2194.50 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°36'39", A DISTANCE OF 789.42 FEET TO A POINT OF NON-RADIAL INTERSECTION WITH A LINE, THENCE NORTH 19°06'16" WEST, A DISTANCE OF 7.25 FEET; THENCE NORTH 63°08'59" WEST, A DISTANCE OF 31.01 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIAL BEARING OF NORTH 17°24'09" WEST AND A RADIUS OF 2165.50 FEET; THENCE WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 07°25'36", A DISTANCE OF 280.69 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH A LINE; THENCE NORTH 85°06'46" WEST, A DISTANCE OF 90.83 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIAL BEARING OF NORTH 07°37'45" WEST AND A RADIUS OF 2144.00 FEET; THENCE EASTERLY ALONG SAID CURVE AND ALONG THE SOUTH LINE OF PERSIMMON BOULEVARD EAST RIGHT-OF-WAY, ACCORDING TO SAID PLAT OF PERSIMMON BOULEVARD EAST - PLAT FIVE, THROUGH A CENTRAL ANGLE OF 14°18'35", A DISTANCE OF 535.47 FEET TO A POINT OF NON-RADIAL INTERSECTION WITH A LINE; THENCE SOUTH 24°40'20" WEST, A DISTANCE OF 61.84 FEET; THENCE SOUTH 19°06'16" EAST, A DISTANCE OF 7.56 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIAL BEARING OF NORTH 20°45'21" WEST AND A RADIUS OF 2194.50 FEET; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID PERSIMMON BOULEVARD EAST - PLAT 5 FOR THE FOLLOWING FOUR (4) DESCRIBED COURSES, AND NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°11'53", A DISTANCE OF 390.60 FEET TO A POINT OF TANGENCY; THENCE NORTH 59°02'46" EAST, A DISTANCE OF 488.75 FEET, TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 140.00 FEET; THENCE EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 57°12'51", A DISTANCE OF 139.80 FEET TO A POINT OF TANGENCY; THENCE SOUTH 63°44'23" EAST, A DISTANCE OF 490.24 FEET; THENCE SOUTH 01°27'52" WEST, A DISTANCE OF 2205.53 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 1/2 OF SAID SECTION 8; THENCE NORTH 88°32'08" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 1599.11 FEET TO THE WEST 1/4 CORNER OF SAID SECTION 8; THENCE SOUTH 02°10'05" WEST, ALONG SAID WEST LINE OF SECTION 8, A DISTANCE OF 65.55 FEET, TO THE EAST 1/4 CORNER OF SAID SECTION 7; THENCE NORTH 89°11'37" WEST, ALONG THE SOUTH BOUNDARY OF THE NORTH 1/2 OF SAID SECTION 7, AS FOUND MONUMENTED AND OCCUPIED, ALSO BEING CALLED OUT AS THE EAST-WEST QUARTER SECTION LINE OF SAID SECTION 7 PER FINAL JUDGEMENT (CASE NO. 73 1016 CA (L) 01 MACMILLIAN), A DISTANCE OF 901.75 FEET, TO THE SOUTHEAST CORNER OF ESTATES OF WESTLAKE, AS RECORDED IN PLAT BOOK 131, PAGE 108, OF SAID PUBLIC RECORDS; THENCE ALONG THE EASTERLY BOUNDARY OF SAID ESTATES OF WESTLAKE FOR THE FOLLOWING THREE (3) DESCRIBED COURSES, NORTH 00°48'23" EAST, A DISTANCE OF 1385.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 1200.00 FEET; THENCE NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 17°12'00", A DISTANCE OF 360.24 FEET, TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE

SOUTHWEST, HAVING A RADIUS OF 140.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF $62^{\circ}16'57''$, A DISTANCE OF 152.18 FEET, TO THE POINT OF BEGINNING.
CONTAINING 119.806 ACRES, MORE OR LESS.

Exhibit 'B'
SILVER LAKE – PLAT ONE
PLAT

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SILVER LAKE - PLAT ONE

BEING A PART OF THE NORTH ONE-HALF (1/2) OF SECTIONS 7 AND 8, TOWNSHIP 43 SOUTH, RANGE 41 EAST, AND A REPLAT OF A PORTION OF TRACT OST #3, PERSIMMON BOULEVARD EAST – PLAT 5, AS RECORDED IN PLAT BOOK 135, PAGE 179, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN THE CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 23

DESCRIPTION:

KNOW ALL MEN BY THESE PRESENTS THAT PALM BEACH WEST ASSOCIATES VI, LLLP, A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP, AND SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, OWNERS OF THE LAND SHOWN AND DESCRIBED AS SILVER LAKE – PLAT ONE, BEING A PART OF THE NORTH ONE-HALF (1/2) OF SECTIONS 7 AND 8, TOWNSHIP 43 SOUTH, RANGE 41 EAST, AND A REPLAT OF A PORTION OF TRACT OST #3, PERSIMMON BOULEVARD EAST – PLAT 5, AS RECORDED IN PLAT BOOK 135, PAGE 179, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN THE CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF LAND WITHIN THE CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

MORE PARTICULARLY DESCRIBED AS FOLLOWS: (PALM BEACH WEST ASSOCIATES PARCEL)

A PART OF THE NORTH ONE-HALF (1/2) OF SECTIONS 7 AND 8, TOWNSHIP 43 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF THE ESTATES OF WESTLAKE, AS DESCRIBED IN PLAT BOOK 131, PAGE 108, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, ALSO BEING THE SOUTHWEST CORNER OF PERSIMMON BOULEVARD EAST – PLAT 5, AS DESCRIBED IN PLAT BOOK 135, PAGE 179, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE ALONG THE SOUTHERLY LINE OF SAID PERSIMMON BOULEVARD EAST – PLAT 5 FOR THE FOLLOWING FIVE (5) DESCRIBED COURSES: 1) S.87°22'37"E, A DISTANCE OF 292.25 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 2194.50 FEET; 2) THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 33°34'37", A DISTANCE OF 1286.03 FEET TO A POINT OF TANGENCY; 3) THENCE N.59°02'46"E, A DISTANCE OF 488.75 FEET, TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1400.00 FEET; 4) THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 57°12'51", A DISTANCE OF 139.80 FEET TO A POINT OF TANGENCY; 5) THENCE S.63°44'23"E, A DISTANCE OF 490.24 FEET; THENCE S.01°12'75"W, A DISTANCE OF 2205.53 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 1/2 OF SAID SECTION 8; THENCE N.89°32'08"W, ALONG SAID SOUTH LINE, A DISTANCE OF 1599.11 FEET TO THE WEST 1/4 CORNER OF SAID SECTION 8; THENCE S.02°10'05"W, ALONG SAID WEST LINE OF SECTION 8, A DISTANCE OF 65.55 FEET TO THE EAST 1/4 CORNER OF SAID SECTION 7; THENCE N.89°11'37"W, ALONG THE SOUTH BOUNDARY OF THE NORTH 1/2 OF SAID SECTION 7, AS FOUND MONUMENTED AND OCCUPIED, ALSO BEING CALLED OUT AS THE EAST-WEST QUARTER SECTION LINE OF SAID SECTION 7 PER FINAL JUDGEMENT (CASE NO. 73 1016 CA (L) 01 MACMILLIAN), A DISTANCE OF 901.75 FEET TO THE SOUTHEAST CORNER OF THE ESTATES OF WESTLAKE; THENCE N.00°48'23"E, ALONG THE EASTERLY BOUNDARY OF SAID ESTATES OF WESTLAKE, A DISTANCE OF 1385.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 1200.00 FEET; THENCE ALONG SAID CURVE AND SAID EASTERLY BOUNDARY, THROUGH A CENTRAL ANGLE OF 17°12'00", A DISTANCE OF 360.24 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1400.00 FEET; THENCE ALONG SAID CURVE AND SAID EASTERLY BOUNDARY, THROUGH A CENTRAL ANGLE OF 62°16'57", A DISTANCE OF 152.18 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH: SEMINOLE IMPROVEMENT DISTRICT PARCEL (S.I.D. PARCEL)

BEING A PART OF THE NORTH ONE-HALF (1/2) OF SECTIONS 7 AND 8, TOWNSHIP 43 SOUTH, RANGE 41 EAST, AND A PORTION OF TRACT OST #3, PERSIMMON BOULEVARD EAST – PLAT 5, AS RECORDED IN PLAT BOOK 135, PAGE 179, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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ALSO DESCRIBED AS FOLLOWS:

BEING A PART OF THE NORTH ONE-HALF (1/2) OF SECTIONS 7 AND 8, TOWNSHIP 43 SOUTH, RANGE 41 EAST, AND A PORTION OF TRACT OST #3, PERSIMMON BOULEVARD EAST – PLAT 5, AS RECORDED IN PLAT BOOK 135, PAGE 179, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF THE ESTATES OF WESTLAKE, AS DESCRIBED IN PLAT BOOK 131, PAGE 108, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, ALSO BEING THE SOUTHWEST CORNER OF SAID PERSIMMON BOULEVARD EAST – PLAT 5; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID PERSIMMON BOULEVARD EAST – PLAT 5 FOR THE FOLLOWING TWO (2) DESCRIBED COURSES, SOUTH 87°22'37" EAST, A DISTANCE OF 292.25 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 2194.50 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°36'39", A DISTANCE OF 789.42 FEET TO A POINT OF NON-RADIAL INTERSECTION WITH A LINE, THENCE NORTH 19°06'16" WEST, A DISTANCE OF 7.25 FEET; THENCE NORTH 63°08'59" WEST, A DISTANCE OF 310.1 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIAL BEARING OF NORTH 17°24'09" WEST AND A RADIUS OF 2165.30 FEET; THENCE WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 07°25'36", A DISTANCE OF 280.69 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH A LINE; THENCE NORTH 85°06'46" WEST, A DISTANCE OF 90.83 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIAL BEARING OF NORTH 07°37'45" WEST AND A RADIUS OF 2144.00 FEET; THENCE EASTERLY ALONG SAID CURVE AND ALONG THE SOUTH LINE OF PERSIMMON BOULEVARD EAST RIGHT-OF-WAY, ACCORDING TO SAID PLAT OF PERSIMMON BOULEVARD EAST – PLAT FIVE, THROUGH A CENTRAL ANGLE OF 14°18'35", A DISTANCE OF 535.47 FEET TO A POINT OF NON-RADIAL INTERSECTION WITH A LINE; THENCE SOUTH 24°40'20" WEST, A DISTANCE OF 61.84 FEET; THENCE SOUTH 19°06'16" EAST, A DISTANCE OF 7.56 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIAL BEARING OF NORTH 20°45'21" WEST AND A RADIUS OF 2194.50 FEET; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID PERSIMMON BOULEVARD EAST – PLAT 5 FOR THE FOLLOWING TWO (2) DESCRIBED COURSES, SOUTH 87°22'37" EAST, A DISTANCE OF 292.25 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 2194.50 FEET; 2) THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 33°34'37", A DISTANCE OF 1286.03 FEET TO A POINT OF TANGENCY; 3) THENCE N.59°02'46"E, A DISTANCE OF 488.75 FEET, TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 1400.00 FEET; THENCE EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 57°12'51", A DISTANCE OF 139.80 FEET TO A POINT OF TANGENCY; THENCE S.63°44'23"E, A DISTANCE OF 490.24 FEET; THENCE SOUTH 01°12'75"W, A DISTANCE OF 2205.53 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 1/2 OF SAID SECTION 8; THENCE NORTH 88°32'08" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 1599.11 FEET TO THE WEST 1/4 CORNER OF SAID SECTION 8; THENCE SOUTH 02°10'05" WEST, ALONG SAID WEST LINE OF SECTION 8, A DISTANCE OF 65.55 FEET, TO THE EAST 1/4 CORNER OF SAID SECTION 7; THENCE NORTH 89°11'37" WEST, ALONG THE SOUTH BOUNDARY OF THE NORTH 1/2 OF SAID SECTION 7, AS FOUND MONUMENTED AND OCCUPIED, ALSO BEING CALLED OUT AS THE EAST-WEST QUARTER SECTION LINE OF SAID SECTION 7 PER FINAL JUDGEMENT (CASE NO. 73 1016 CA (L) 01 MACMILLIAN), A DISTANCE OF 901.75 FEET, TO THE SOUTHEAST CORNER OF ESTATES OF WESTLAKE, AS RECORDED IN PLAT BOOK 131, PAGE 108, OF SAID PUBLIC RECORDS; THENCE ALONG THE EASTERLY BOUNDARY OF SAID ESTATES OF WESTLAKE FOR THE FOLLOWING THREE (3) DESCRIBED COURSES, NORTH 00°48'23" EAST, A DISTANCE OF 1385.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 1200.00 FEET; THENCE NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 17°12'00", A DISTANCE OF 360.24 FEET, TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1400.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 62°16'57", A DISTANCE OF 152.18 FEET, TO THE POINT OF BEGINNING.

CONTAINING 119.806 ACRES, MORE OR LESS.

DEDICATIONS:

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

- OPEN SPACE TRACTS**
TRACTS O.S.T. #1, O.S.T. #2, O.S.T. #13 AND O.S.T. #14, 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.
- OPEN SPACE TRACTS**
TRACTS O.S.T. #3 THROUGH O.S.T. #12, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE SL HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, IN FEE SIMPLE, FOR OPEN SPACE AND DRAINAGE PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WESTLAKE OR SEMINOLE IMPROVEMENT DISTRICT.

- ROAD RIGHT-OF-WAY**
TRACT "A" SHOWN HEREON AS BALSAM FIR LANE, ROLLING OAKS MANOR, WHITEBARK ROAD, YELLOW BIRCH TERRACE, BABYBROOK DRIVE, MOUNTAIN ASH WAY, EMERY PARK TERRACE, BLUELEAF MANOR, AND WHITEBARK ROAD ARE HEREBY DEDICATED TO THE SL HOMEOWNERS ASSOCIATION INC., A FLORIDA NOT FOR PROFIT CORPORATION, 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 AND 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.

TRACT "RW", AS SHOWN HEREON, IS HEREBY RESERVED BY AND DEDICATED TO THE SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS, IN FEE SIMPLE, FOR PUBLIC STREET PURPOSES AND OTHER PROPER PURPOSES INCLUDING WATER, WASTE WATER AND DRAINAGE NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID DISTRICT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WESTLAKE.

- TRACT "B"**
TRACT "B", AS SHOWN HEREON, IS HEREBY RESERVED FOR PALM BEACH WEST ASSOCIATES VI, LLLP, A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, FOR FUTURE DEVELOPMENT AND PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF THE CITY OF WESTLAKE, FLORIDA AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID PALM BEACH WEST ASSOCIATES VI, LLLP, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WESTLAKE.

TRACT "B" IS ALSO DEDICATED AS A TEMPORARY LAKE MAINTENANCE ACCESS, UTILITY AND DRAINAGE EASEMENT, TO THE SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS. THIS DEDICATIONS TO SEMINOLE IMPROVEMENT DISTRICT SHALL SUNSET WITH THE RECORDING OF THE PLAT OF SILVER LAKE – PLAT TWO, WHEREIN THE LOCATION OF THE PERMANENT LAKE MAINTENANCE ACCESS, UTILITY AND DRAINAGE EASEMENTS SHALL BE IDENTIFIED AND GRANTED TO SEMINOLE IMPROVEMENT DISTRICT.

- RECREATION TRACT**
TRACT "R", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE SL HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, IN FEE SIMPLE, FOR RECREATION PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WESTLAKE OR SEMINOLE IMPROVEMENT DISTRICT.

- WATER MANAGEMENT TRACTS**
WATER MANAGEMENT TRACTS W.M.T. #1, THROUGH W.M.T. #10 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 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 THE PURPOSE OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PUSIANT TO THE MAINTENANCE OBLIGATIONS OF SAID DISTRICT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WESTLAKE. NO ABOVE GROUND IMPROVEMENTS OR LANDSCAPING OTHER THAN GROUNDCOVER SHALL BE PERMITTED OR INSTALLED WITHIN THESE EASEMENTS.

DEDICATIONS: (CONTINUED)

- DRAINAGE EASEMENTS**
THE DRAINAGE EASEMENTS (D.E.), AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY TO THE SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS, 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. NO LANDSCAPING OTHER THAN GROUNDCOVER AND ORNAMENTAL SHRUBS SHALL BE PERMITTED OR INSTALLED WITHIN THESE EASEMENTS.

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 EASEMENTS, LAKE MAINTENANCE ACCESS EASEMENTS, AND PRIVATE STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

- DRAINAGE EASEMENTS PRIVATE**
THE 5.0 FEET, 12.0 FEET AND THE 20.0 FEET WIDE DRAINAGE EASEMENTS (PRIVATE), AS SHOWN HEREON, ARE HEREBY DEDICATED THE SL HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WESTLAKE OR SEMINOLE IMPROVEMENT DISTRICT.

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 EASEMENTS, LAKE MAINTENANCE ACCESS EASEMENTS, AND PRIVATE STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

- LANDSCAPE EASEMENTS**
THE LANDSCAPE EASEMENTS (L.E.), AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE SL HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE, IRRIGATION AND DRAINAGE PURPOSES AND THEY ARE THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WESTLAKE OR SEMINOLE IMPROVEMENT DISTRICT.

- DRAINAGE SWALE EASEMENTS**
THE DRAINAGE SWALE EASEMENTS (D.S.E.), AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE SL HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR DRAINAGE PURPOSES AND THEY ARE THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WESTLAKE OR SEMINOLE IMPROVEMENT DISTRICT.

- 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 ASSIGNMENTS. 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"), 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 TO 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 RIGHTS OF INGRESS AND EGRESS TO THE UTILITY EASEMENTS AT ALL TIMES.

IN WITNESS WHEREOF, PALM BEACH WEST ASSOCIATES VI, LLLP, A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY THE VICE PRESIDENT OF ITS GENERAL PARTNER, PALM BEACH WEST VI CORPORATION, A FLORIDA CORPORATION, LICENSED TO DO BUSINESS IN FLORIDA, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS _____ DAY OF _____, 2025.

PALM BEACH WEST ASSOCIATES VI, LLLP,
A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP

BY: PALM BEACH WEST VI CORPORATION, A FLORIDA CORPORATION, ITS
GENERAL PARTNER

BY: _____
RICHARD M. NORWALK, VICE PRESIDENT

WITNESS: _____ WITNESS: _____

PRINT NAME: _____ PRINT NAME: _____

ACKNOWLEDGMENT

STATE OF FLORIDA

COUNTY OF BROWARD

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF () PHYSICAL PRESENCE OR () ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2025, BY RICHARD M. NORWALK, AS VICE PRESIDENT OF PALM BEACH WEST VI CORPORATION, A FLORIDA CORPORATION, GENERAL PARTNER OF PALM BEACH WEST ASSOCIATES VI, LLLP, A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP, ON BEHALF OF THE CORPORATION, WHO IS () PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

NOTARY PUBLIC: _____

PRINT NAME: _____

MY COMMISSION EXPIRES: _____

COMMISSION

NUMBER: _____

IN WITNESS WHEREOF, SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS DISTRICT SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS _____ DAY OF _____, 2025.

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

BY: _____
SCOTT MASSEY, PRESIDENT

WITNESS: _____ WITNESS: _____

PRINT NAME: _____ PRINT NAME: _____

ACKNOWLEDGMENT

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 _____, 2025, 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.

NOTARY PUBLIC: _____

PRINT NAME: _____

MY COMMISSION EXPIRES: _____

COMMISSION

NUMBER: _____

STATE OF FLORIDA
COUNTY OF PALM BEACH

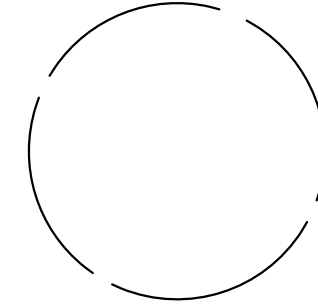
THIS PLAT WAS FILED FOR RECORD AT
_____, THIS _____ DAY OF
_____, AND DULY

RECORDED IN PLAT BOOK NO. _____
ON PAGE(S) _____

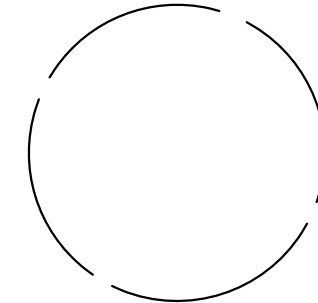
JOSEPH ABRUZZO, CLERK OF CIRCUIT
COURT & COMPTROLLER

BY _____ D.C.

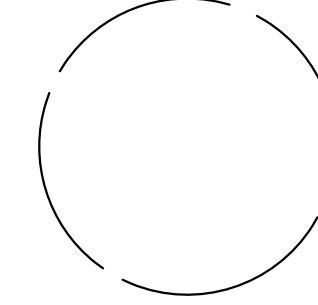
CLERK OF CIRCUIT
COURT & COMPTROLLER



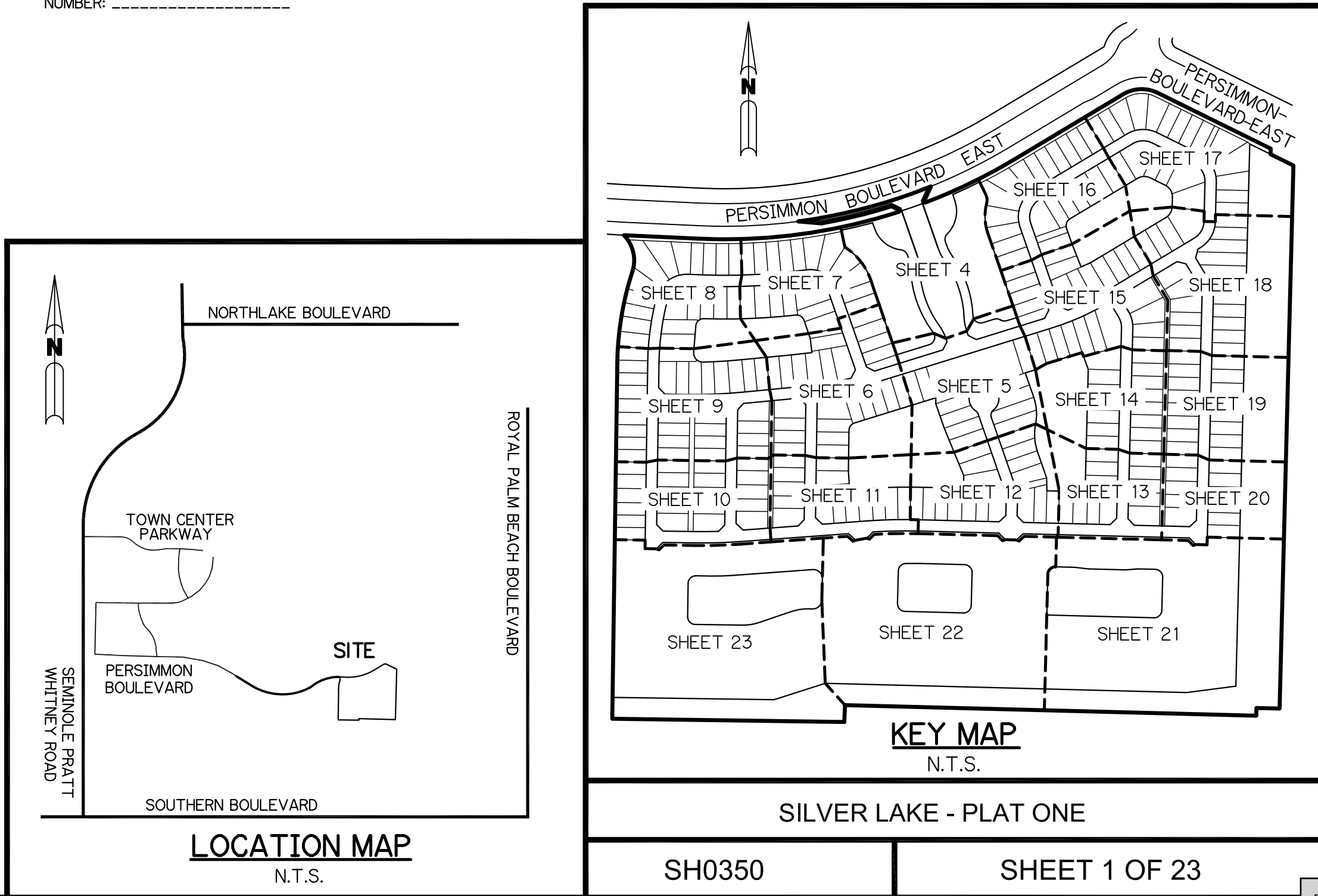
PALM BEACH WEST VI
CORPORATION



SEMINOLE IMPROVEMENT
DISTRICT



THIS INSTRUMENT WAS PREPARED BY
PERRY C. WHITE, P.S.M. 4213,
STATE OF FLORIDA
SAND & HILLS SURVEYING, INC.
8461 LAKE WORTH ROAD, SUITE 410
LAKE WORTH, FLORIDA 33467 LB-7741



SILVER LAKE - PLAT ONE

BEING A PART OF THE NORTH ONE-HALF (1/2) OF SECTIONS 7 AND 8, TOWNSHIP 43 SOUTH, RANGE 41 EAST, AND A REPLAT OF A PORTION OF TRACT OST #3, PERSIMMON BOULEVARD EAST – PLAT 5, AS RECORDED IN PLAT BOOK 135, PAGE 179, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN THE CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA

SHEET 2 OF 23

ACCEPTANCE OF DEDICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, HEREBY ACCEPTS THE DEDICATIONS AND RESERVATIONS TO SAID DISTRICT AS STATED AND SHOWN HEREON, AND ITS MAINTENANCE OBLIGATIONS FOR SAME, AND HEREBY JOINS IN AND CONSENTS TO THE UTILITY EASEMENTS DEDICATION, DATED THIS ____ DAY OF _____, 2025.

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

BY:_____
SCOTT MASSEY, PRESIDENT

WITNESS:_____ WITNESS:_____

PRINT NAME:_____ PRINT NAME:_____

ACKNOWLEDGMENT

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 _____, 2025, BY SCOTT MASSEY, AS PRESIDENT FOR SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STAE OF FLORIDA, ON BEHALF OF THE DISTRICT, WHO IS () PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

NOTARY PUBLIC:_____

PRINT NAME:_____

MY COMMISSION EXPIRES:_____

COMMISSION
NUMBER:_____

ACCEPTANCE OF DEDICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE SL HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, 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 _____, 2025.

SL HOMEOWNERS ASSOCIATION, INC.,
A FLORIDA NOT FOR PROFIT CORPORATION

BY:_____
AMANDA MESSANO, PRESIDENT

WITNESS:_____ WITNESS:_____

PRINT NAME:_____ PRINT NAME:_____

ACKNOWLEDGMENT

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 _____, 2025, BY AMANDA MESSANO, AS PRESIDENT FOR THE SL HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION ON BEHALF OF THE ASSOCIATION, WHO IS () PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

NOTARY PUBLIC:_____

PRINT NAME:_____

MY COMMISSION EXPIRES:_____

COMMISSION
NUMBER:_____

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

I, _____, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THAT CERTAIN PLAT PROPERTY INFORMATION REPORT PREPARED BY _____ (THE "TITLE EVIDENCE") WITH AN EFFECTIVE DATE OF _____, 2025 AT ____ A.M. (THE "EFFECTIVE DATE"), WITH RESPECT TO (1) THE PROPERTY MORE PARTICULARLY DEPICTED AND DESCRIBED HEREIN AS THE "PALM BEACH WEST ASSOCIATES PARCEL" (THE PALM BEACH WEST ASSOCIATES PARCEL) AND (2) THE PROPERTY MORE PARTICULARLY DEPICTED AND DESCRIBED HEREIN AS THE SEMINOLE IMPROVEMENT DISTRICT PARCEL" (THE S.I.D. PARCEL).

BASED SOLELY ON OUR REVIEW OF THE TITLE EVIDENCE, AND WITHOUT INDEPENDENT INVESTIGATION, WE HEREBY CERTIFY THAT, AS OF THE EFFECTIVE DATE, (1) FEE SIMPLE TITLE TO THE PALM BEACH WEST ASSOCIATES PARCEL IS VESTED IN PALM BEACH WEST ASSOCIATES VI, LLLP, A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP (THE "OWNER") (2) REAL ESTATE TAXES FOR THE PALM BEACH WEST ASSOCIATES PARCEL FOR THE YEAR 2024 HAVE BEEN PAID, (3) THERE ARE NO RECORDED MORTGAGES ENCUMBERING THE PALM BEACH WEST ASSOCIATES PARCEL, (4) FEE SIMPLE TITLE TO THE S.I.D. PARCEL IS VESTED IN SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA (THE "OWNER") (5) REAL ESTATE TAXES FOR THE S.I.D. PARCEL FOR THE YEAR 2024 HAVE BEEN PAID, (6) THERE ARE NO RECORDED MORTGAGES ENCUMBERING THE S.I.D. PARCEL.

THE TITLE CERTIFICATION IS FURNISHED BY US TO THE CITY OF WESTLAKE (THE "CITY") AND IS RENDERED SOLELY IN CONNECTION WITH THE SUBMISSION OF THIS PLAT TO THE CITY. THIS TITLE CERTIFICATION MAY BE RELIED ONLY BY THE CITY SOLELY IN CONNECTION WITH THE SUBMISSION OF THIS PLAT AND MAY NOT BE RELIED UPON BY ANY OTHER PERSON OR ENTITY IN ANY MANNER WHATSOEVER.

BY:_____ DATE:_____

PRINT NAME:_____

ATTORNEY AT LAW

FLORIDA BAR # _____

GREENBERG TRAURIG, P.A.

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 OF CITY OF WESTLAKE, FLORIDA.

BY:_____ DATE:_____

PERRY C. WHITE,
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NO. 4213, STATE OF FLORIDA

CITY OF WESTLAKE APPROVAL

THIS CERTIFIES THAT THIS PLAT HAS BEEN ACCEPTED AND APPROVED BY THE CITY COUNCIL FOR THE CITY OF WESTLAKE BY A RESOLUTION DULY ADOPTED BY THE CITY COUNCIL THIS ____ DAY OF _____, 2025, IN ACCORDANCE WITH SEC. 177.071(12), F.S. AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY THE CITY OF WESTLAKE IN ACCORDANCE WITH SEC. 177.081(1), F.S.

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

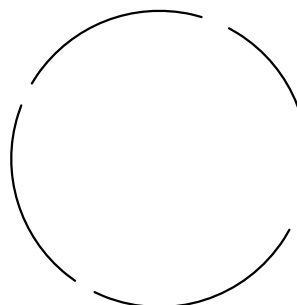
SURVEYOR & MAPPER'S NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE GRID, FLORIDA EAST ZONE. NAD 83/90, THE NORTH LINE OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, HAVING A BEARING OF S89°48'53"E, WITH ALL OTHER BEARINGS SHOWN HEREON BEING RELATIVE THERETO.
- 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.
- BUILDING SETBACK LINES 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 ARE GRID COORDINATES DATUM = NAD 83 (1990 ADJUSTMENT).
ZONE = FLORIDA EAST ZONE
LINEAR UNIT = U.S. SURVEY FEET
COORDINATE SYSTEM = 1983 STATE PLANE
PROJECTION = TRANSVERSE MERCATOR
ALL DISTANCES ARE GROUND (UNLESS OTHERWISE NOTED).
SCALE FACTOR = 1.0000
PLAT BEARING = GRID BEARING, NO ROTATION
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

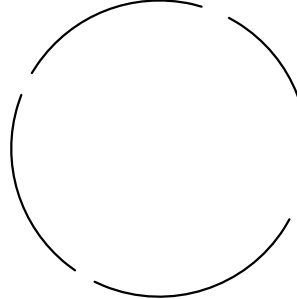
AREA TABULATION (IN ACRES)

SINGLE FAMILY LOTS (294)	46.61
ROADWAY TRACT (TRACT "A")	13.38
ROADWAY TRACT (TRACT "RW")	0.21
FUTURE RESIDENTIAL TRACT (TRACT "B")	28.08
OPEN SPACE TRACT #1	0.33
OPEN SPACE TRACT #2	0.51
OPEN SPACE TRACT #3	0.95
OPEN SPACE TRACT #4	1.02
OPEN SPACE TRACT #5	0.06
OPEN SPACE TRACT #6	0.22
OPEN SPACE TRACT #7	0.23
OPEN SPACE TRACT #8	0.07
OPEN SPACE TRACT #9	0.07
OPEN SPACE TRACT #10	0.45
OPEN SPACE TRACT #11	0.07
OPEN SPACE TRACT #12	0.06
OPEN SPACE TRACT #13	0.09
OPEN SPACE TRACT #14	0.02
WATER MANAGEMENT TRACT #1	1.75
WATER MANAGEMENT TRACT #2	1.78
WATER MANAGEMENT TRACT #3	1.59
WATER MANAGEMENT TRACT #4	1.77
WATER MANAGEMENT TRACT #5	2.27
WATER MANAGEMENT TRACT #6	2.76
WATER MANAGEMENT TRACT #7	2.12
WATER MANAGEMENT TRACT #8	1.22
WATER MANAGEMENT TRACT #9	1.90
WATER MANAGEMENT TRACT #10	9.09
RECREATION TRACT	1.13
TOTAL ACRES	119.81

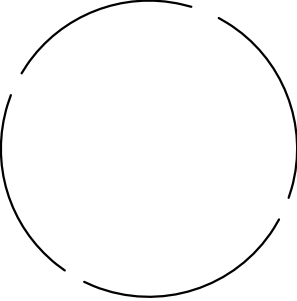
SURVEYOR



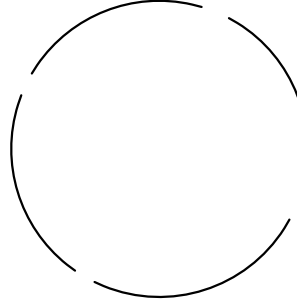
CITY OF WESTLAKE



SL HOMEOWNERS
ASSOCIATION, INC.



SEMINOLE IMPROVEMENT
DISTRICT



THIS INSTRUMENT WAS PREPARED BY
PERRY C. WHITE, P.S.M. 4213,
STATE OF FLORIDA
SAND & HILLS SURVEYING, INC.
8461 LAKE WORTH ROAD, SUITE 410
LAKE WORTH, FLORIDA 33467 LB-7741

SILVER LAKE - PLAT ONE

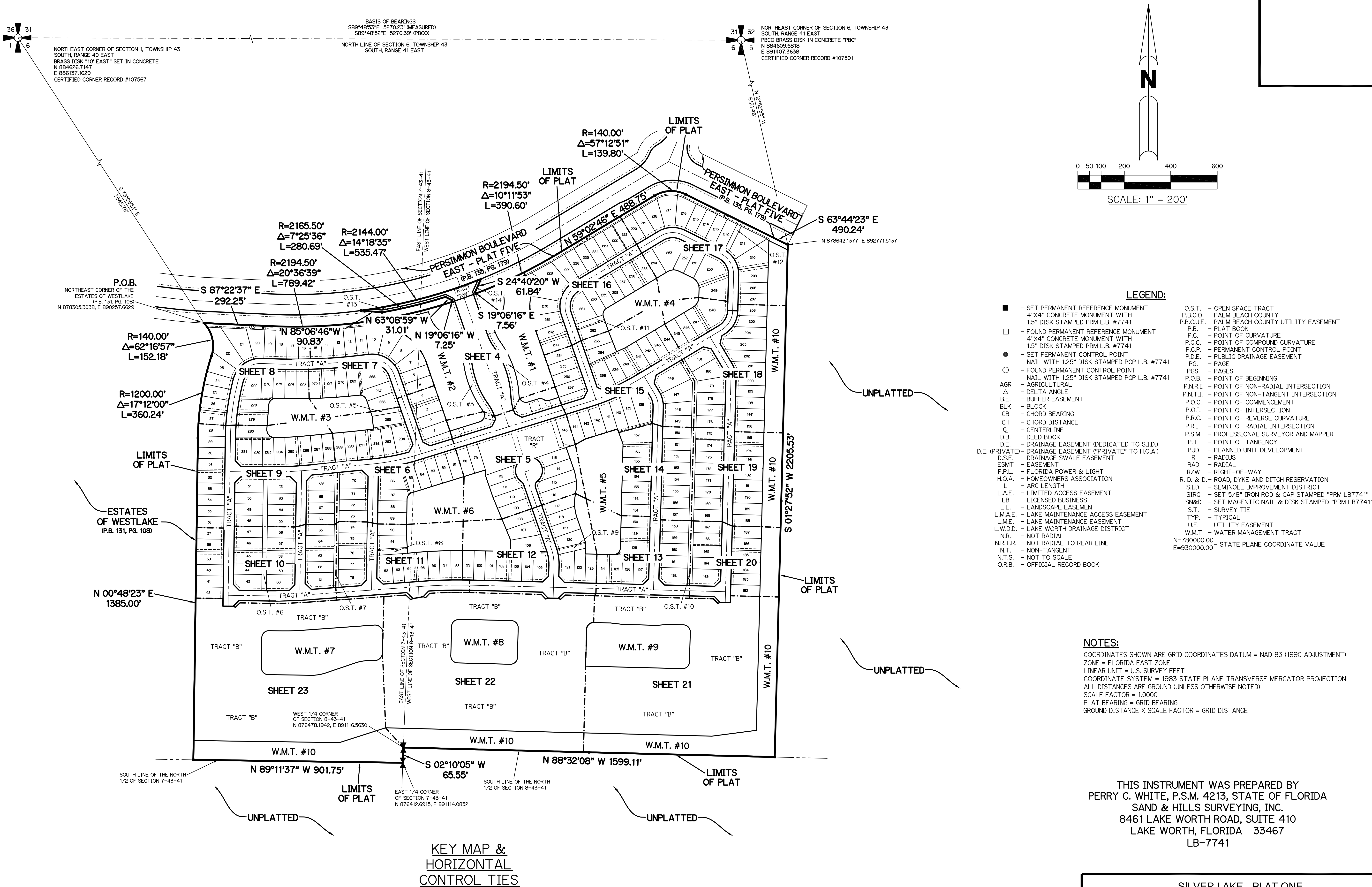
SH0350

SHEET 2 OF 23

SILVER LAKE - PLAT ONE

BEING A PART OF THE NORTH ONE-HALF (1/2) OF SECTIONS 7 AND 8, TOWNSHIP 43 SOUTH, RANGE 41 EAST, AND A REPLAT OF A PORTION OF TRACT OST #3, PERSIMMON BOULEVARD EAST - PLAT 5, AS RECORDED IN PLAT BOOK 135, PAGE 179, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN THE CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA

SHEET 3 OF 23



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8461 LAKE WORTH ROAD, SUITE 410
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SILVER LAKE - PLAT ONE

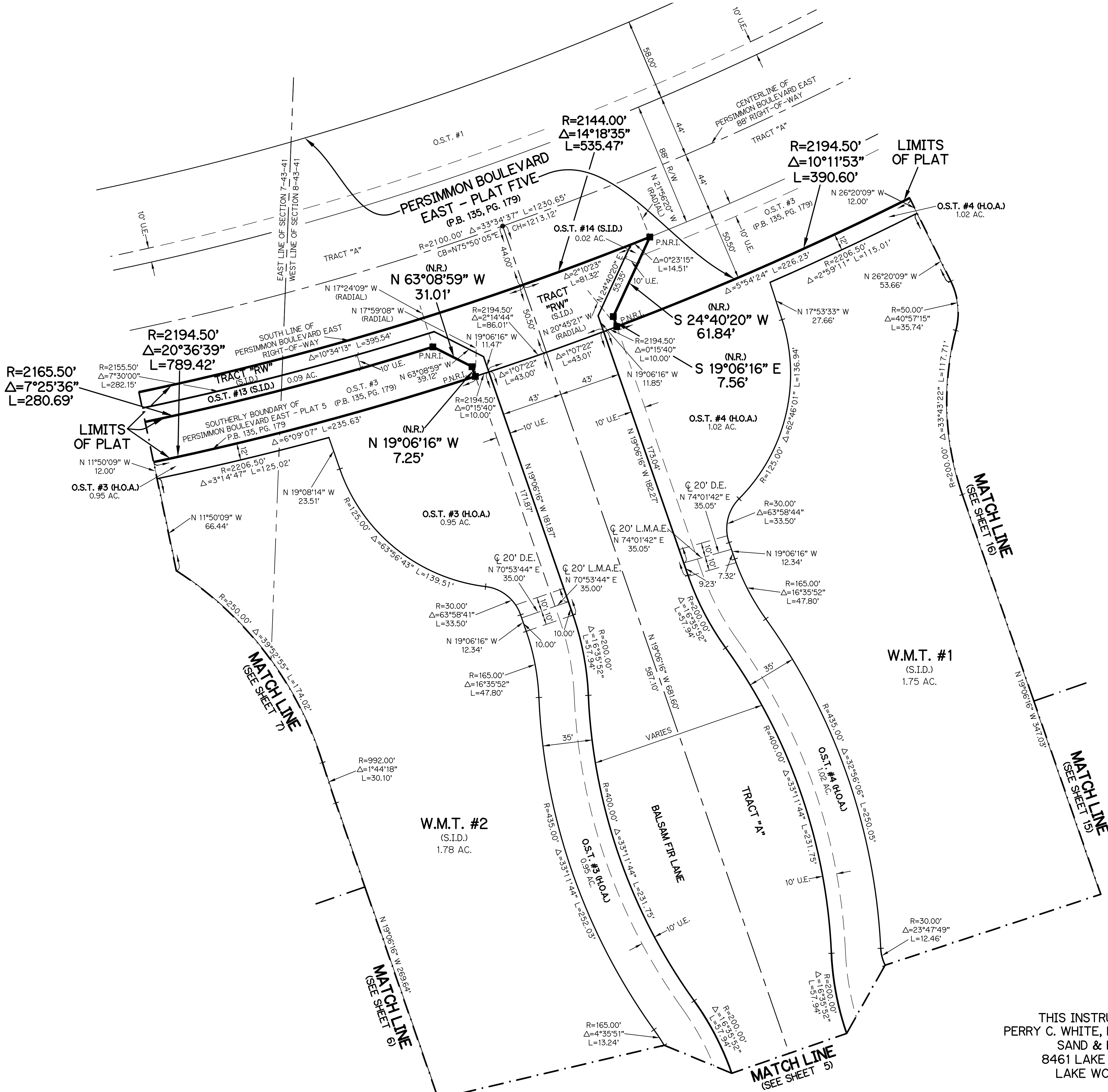
SH0350

SHEET 3 OF 23

SILVER LAKE - PLAT ONE

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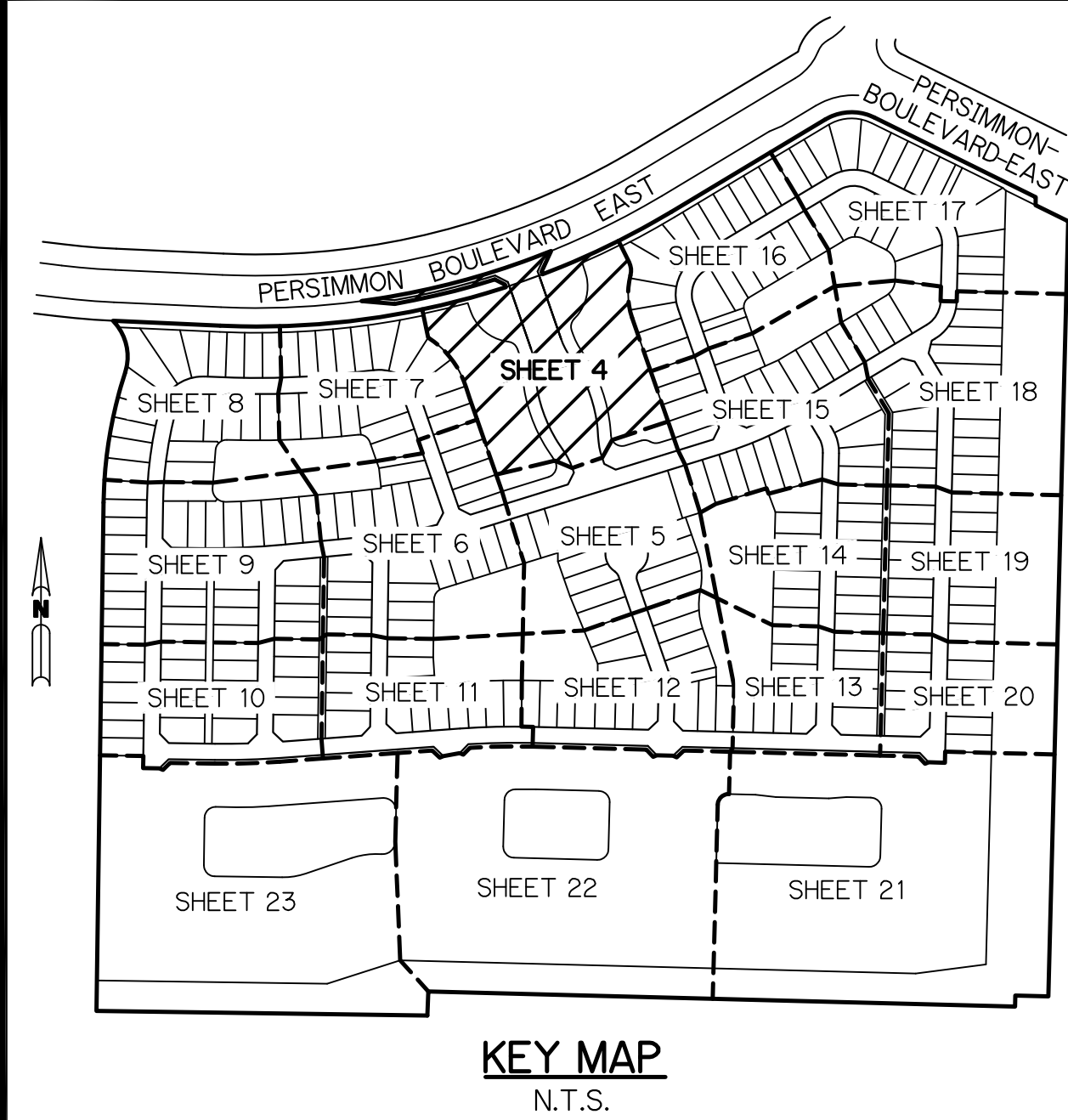
SHEET 4 OF 23



LEGEND:

■	- SET PERMANENT REFERENCE MONUMENT 4"x4" CONCRETE MONUMENT WITH 1.5" DISK STAMPED PRM L.B. #7741	○	- OPEN SPACE TRACT P.B.C.O. - PALM BEACH COUNTY UTILITY EASEMENT
□	- FOUND PERMANENT REFERENCE MONUMENT 4"x4" CONCRETE MONUMENT WITH 1.5" DISK STAMPED PRM L.B. #7741	○	- PLAT BOOK
●	- SET PERMANENT CONTROL POINT NAIL WITH 1.25" DISK STAMPED PCP L.B. #7741	○	- POINT OF CURVATURE
○	- FOUND PERMANENT CONTROL POINT NAIL WITH 1.25" DISK STAMPED PCP L.B. #7741	○	- POINT OF COMPOUND CURVATURE
AGR	- AGRICULTURAL	○	- PERMANENT CONTROL POINT
Δ	- DELTA ANGLE	○	- PUBLIC DRAINAGE EASEMENT
B.E.	- BUFFER EASEMENT	PG	- PAGE
BLK	- BLOCK	PGS.	- PAGES
CB	- CHORD BEARING	P.O.B.	- POINT OF BEGINNING
CH	- CHORD DISTANCE	P.N.R.I.	- POINT OF NON-RADIAL INTERSECTION
D.B.	- DEED BOOK	P.N.T.I.	- POINT OF NON-TANGENT INTERSECTION
D.E.	- DRAINAGE EASEMENT (DEDICATED TO S.I.D.)	P.O.C.	- POINT OF COMMENCEMENT
D.E. (PRIVATE)	- DRAINAGE EASEMENT ("PRIVATE" TO H.O.A.)	P.O.I.	- POINT OF INTERSECTION
D.S.E.	- DRAINAGE SWALE EASEMENT	P.R.C.	- POINT OF REVERSE CURVATURE
ESMT	- EASEMENT	P.R.I.	- POINT OF RADIAL INTERSECTION
F.P.L.	- FLORIDA POWER & LIGHT	P.S.M.	- PROFESSIONAL SURVEYOR AND MAPPER
H.O.A.	- HOMEOWNERS ASSOCIATION	P.T.	- POINT OF TANGENCY
L	- ARC LENGTH	PUD	- PLANNED UNIT DEVELOPMENT
L.A.E.	- LIMITED ACCESS EASEMENT	R	- RADIUS
LB	- LICENSED BUSINESS	RAD	- RADIAL
L.E.	- LANDSCAPE EASEMENT	R/W	- RIGHT-OF-WAY
L.M.A.E.	- LAKE MAINTENANCE ACCESS EASEMENT	R.D. & D.	- ROAD, DYKE AND DITCH RESERVATION
L.W.D.	- LAKE WORTH DRAINAGE DISTRICT	S.I.D.	- SEMINOLE IMPROVEMENT DISTRICT
N.R.	- NOT RADIAL	SIRC	- SET 5/8" IRON ROD & CAP STAMPED "PRM LB7741"
N.R.T.	- NOT RADIAL TO REAR LINE	SN&D	- SET MAGNETIC NAIL & DISK STAMPED "PRM LB7741"
N.T.	- NON-TANGENT	S.T.	- SURVEY TIE
N.T.S.	- NOT TO SCALE	TYP.	- TYPICAL
O.R.B.	- OFFICIAL RECORD BOOK	U.E.	- UTILITY EASEMENT
		W.M.T.	- WATER MANAGEMENT TRACT
		N=780000.00	- STATE PLANE COORDINATE VALUE
		E=930000.00	

NOTES:
COORDINATES SHOWN ARE GRID COORDINATES DATUM = NAD 83 (1990 ADJUSTMENT)
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PLAT BEARING = GRID BEARING
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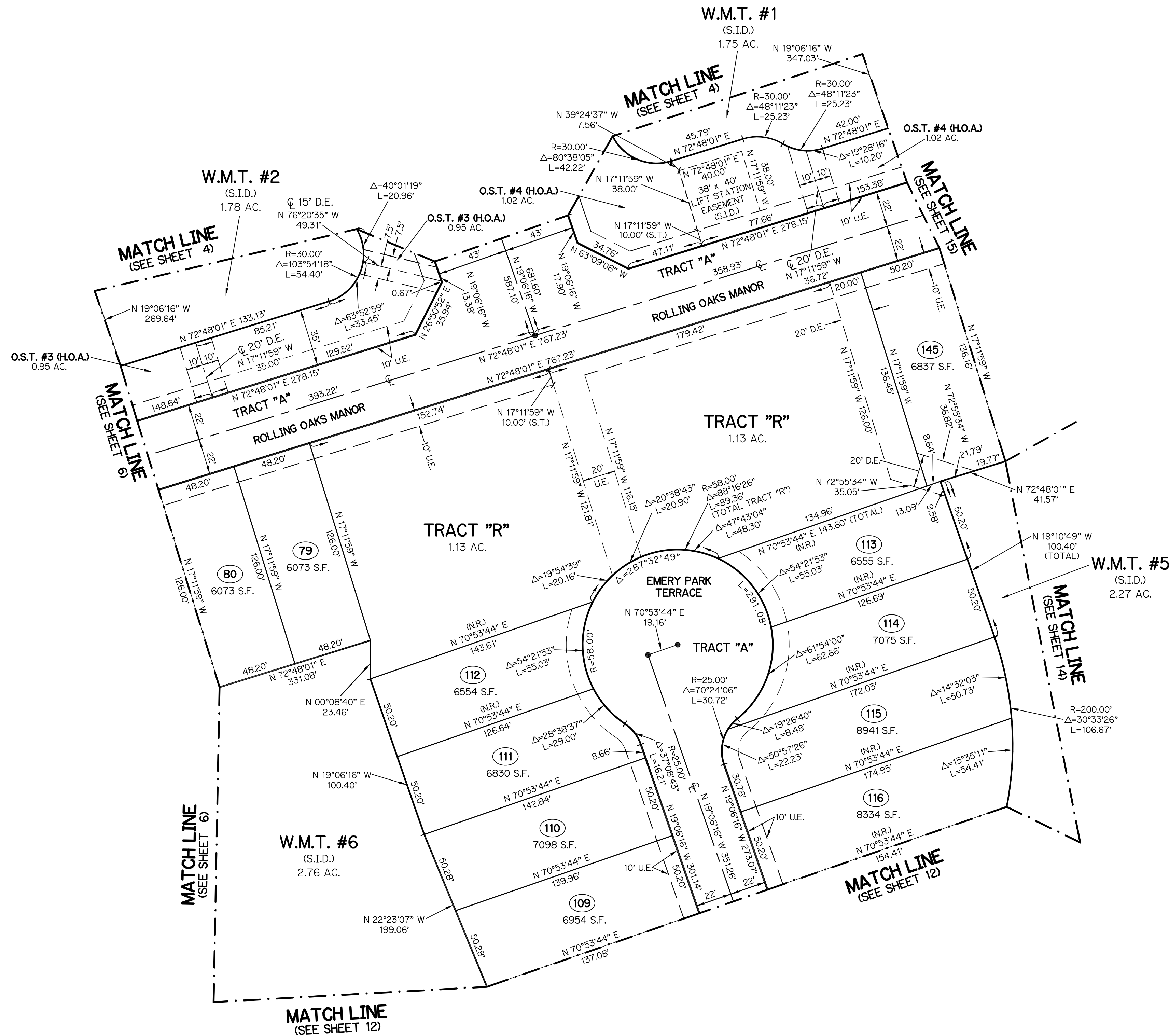
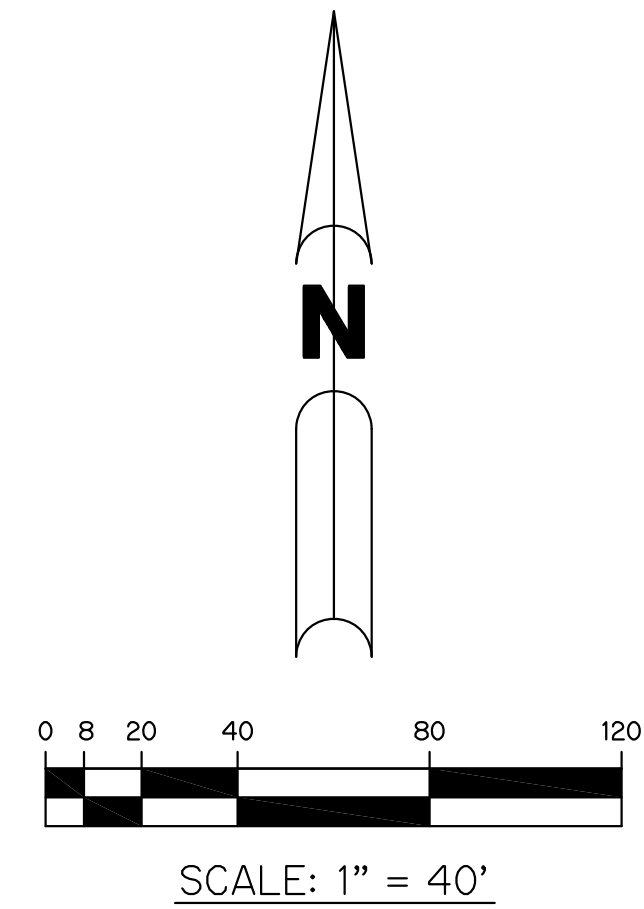


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LB-7741

SILVER LAKE - PLAT ONE

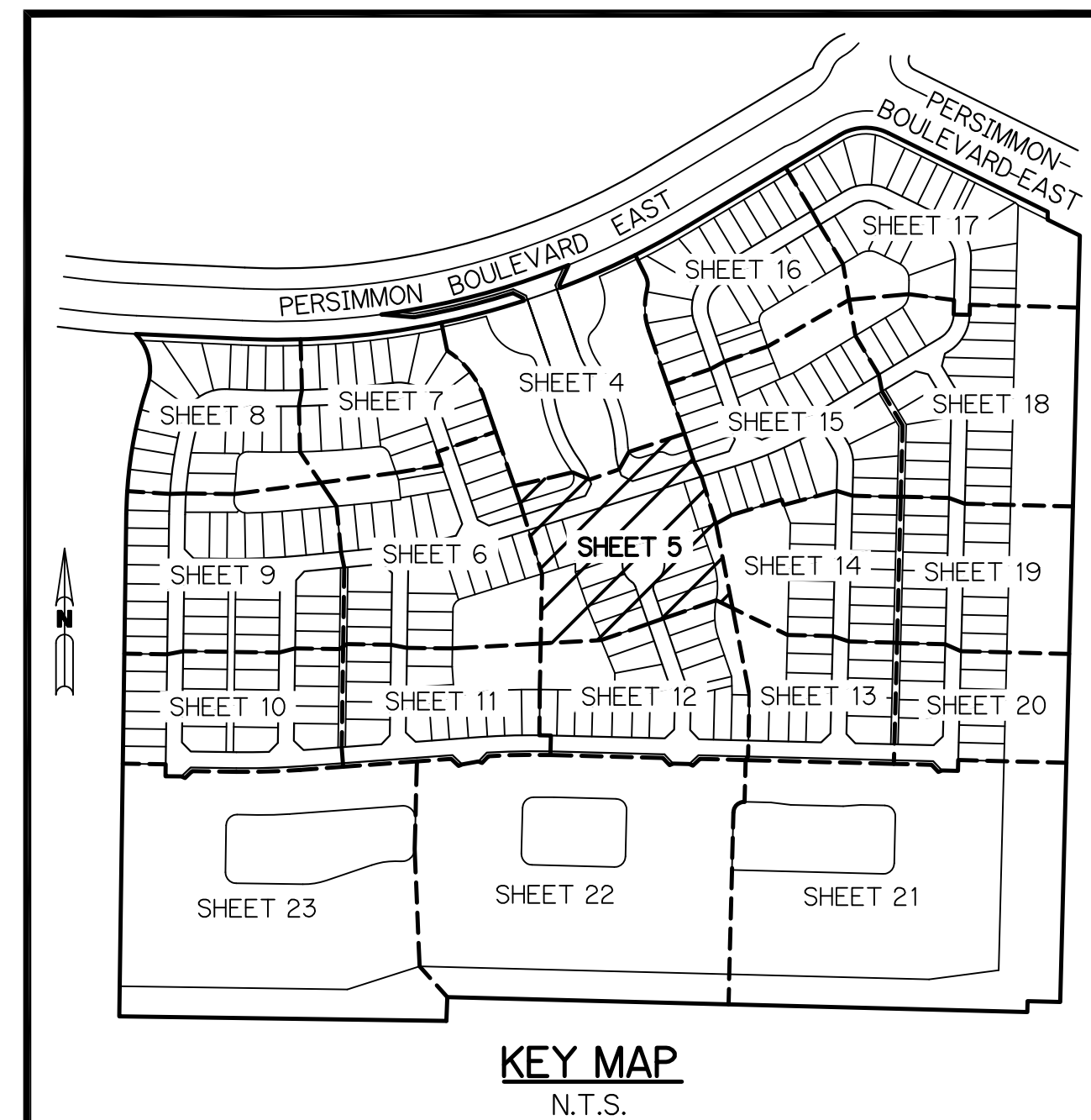
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SHEET 5 OF 23



LEGEND:	
■	- SET PERMANENT REFERENCE MONUMENT 4"x4" CONCRETE MONUMENT WITH 1.5" DISK STAMPED PRM L.B. #7741
□	- FOUND PERMANENT REFERENCE MONUMENT 4"x4" CONCRETE MONUMENT WITH 1.5" DISK STAMPED PRM L.B. #7741
●	- SET PERMANENT CONTROL POINT NAIL WITH 1.25" DISK STAMPED PCP L.B. #7741
○	- FOUND PERMANENT CONTROL POINT NAIL WITH 1.25" DISK STAMPED PCP L.B. #7741
AGR	- AGRICULTURAL
Δ	- DELTA ANGLE
B.E.	- BUFFER EASEMENT
BLK	- BLOCK
CB	- CHORD BEARING
CH	- CHORD DISTANCE
C	- CENTERLINE
D.B.	- DEED BOOK
D.E.	- DRAINAGE EASEMENT (DEDICATED TO S.I.D.)
D.E. (PRIVATE)	- DRAINAGE EASEMENT ("PRIVATE" TO H.O.A.)
D.S.E.	- DRAINAGE SWALE EASEMENT
ESMT	- EASEMENT
F.P.L.	- FLORIDA POWER & LIGHT
H.O.A.	- HOMEOWNERS ASSOCIATION
L	- ARC LENGTH
L.A.E.	- LIMITED ACCESS EASEMENT
LB	- LICENSED BUSINESS
L.E.	- LANDSCAPE EASEMENT
L.M.A.E.	- LAKE MAINTENANCE ACCESS EASEMENT
L.M.E.	- LAKE MAINTENANCE EASEMENT
L.W.D.	- LAKE WORTH DRAINAGE DISTRICT
N.R.	- NOT RADIAL
N.R.T.	- NOT RADIAL TO REAR LINE
N.T.	- NON-TANGENT
N.T.S.	- NOT TO SCALE
O.R.B.	- OFFICIAL RECORD BOOK
O.S.T.	- OPEN SPACE TRACT
P.B.C.O.	- PALM BEACH COUNTY
P.B.C.U.E.	- PALM BEACH COUNTY UTILITY EASEMENT
P.B.	- PLAT BOOK
P.C.	- POINT OF CURVATURE
P.C.C.	- POINT OF COMPOUND CURVATURE
P.C.P.	- PERMANENT CONTROL POINT
P.D.E.	- PUBLIC DRAINAGE EASEMENT
PG.	- PAGE
PGS.	- PAGES
P.O.B.	- POINT OF BEGINNING
P.N.R.I.	- POINT OF NON-RADIAL INTERSECTION
P.N.T.I.	- POINT OF NON-TANGENT INTERSECTION
P.O.C.	- POINT OF COMMENCEMENT
P.O.I.	- POINT OF INTERSECTION
P.R.C.	- POINT OF REVERSE CURVATURE
P.R.I.	- POINT OF RADIAL INTERSECTION
P.S.M.	- PROFESSIONAL SURVEYOR AND MAPPER
P.T.	- POINT OF TANGENCY
PUD	- PLANNED UNIT DEVELOPMENT
R	- RADIUS
RAD	- RADIAL
R/W	- RIGHT-OF-WAY
R.D. & D.	- ROAD, DYKE AND DITCH RESERVATION
S.I.D.	- SEMINOLE IMPROVEMENT DISTRICT
SIRC	- SET 5/8" IRON ROD & CAP STAMPED "PRM LB7741"
SN&D	- SET MAGNETIC NAIL & DISK STAMPED "PRM LB7741"
S.T.	- SURVEY TIE
TYP.	- TYPICAL
U.E.	- UTILITY EASEMENT
W.M.T.	- WATER MANAGEMENT TRACT
N=780000.00	- STATE PLANE COORDINATE VALUE
E=930000.00	

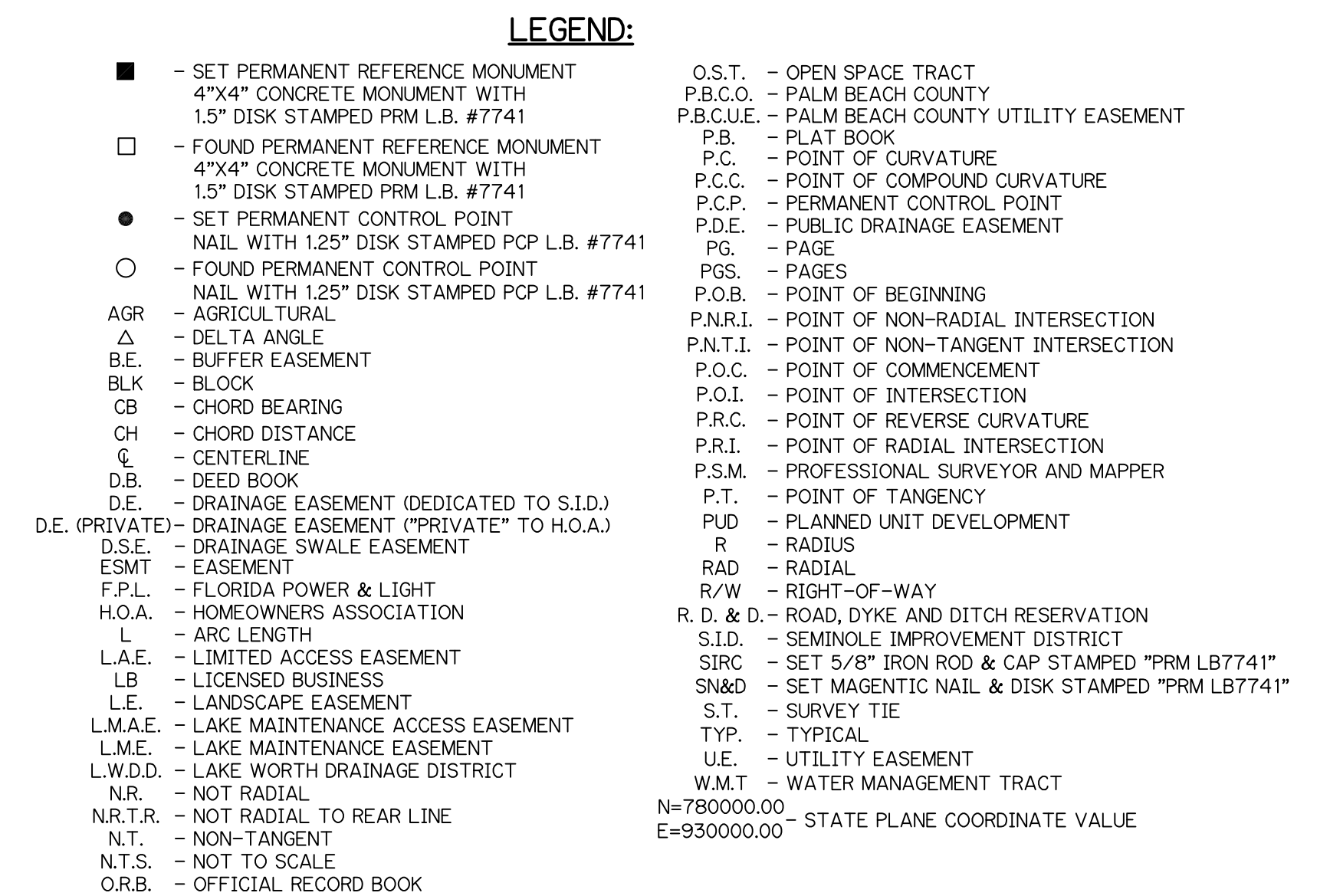
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ALL DISTANCES ARE GROUND (UNLESS OTHERWISE NOTED)
SCALE FACTOR = 1.0000
PLAT BEARING = GRID BEARING
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE



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SHEET 6 OF 23

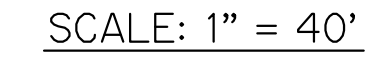


KEY MAP

N.T.S.

SILVER LAKE - PLAT ONE	
SH0350	SHEET 6 OF 23

SHEET 7 OF 23



- NOTES:**
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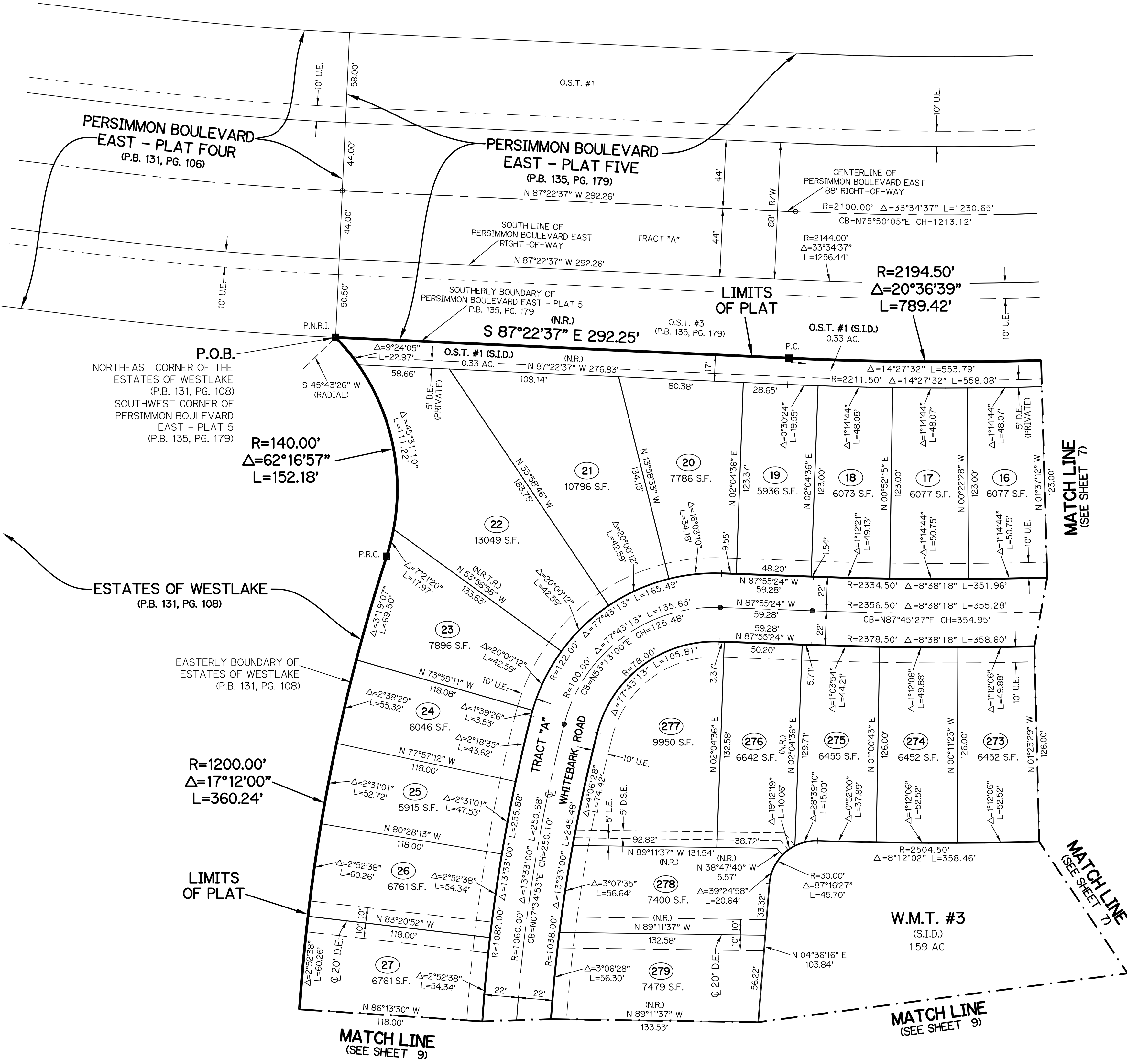
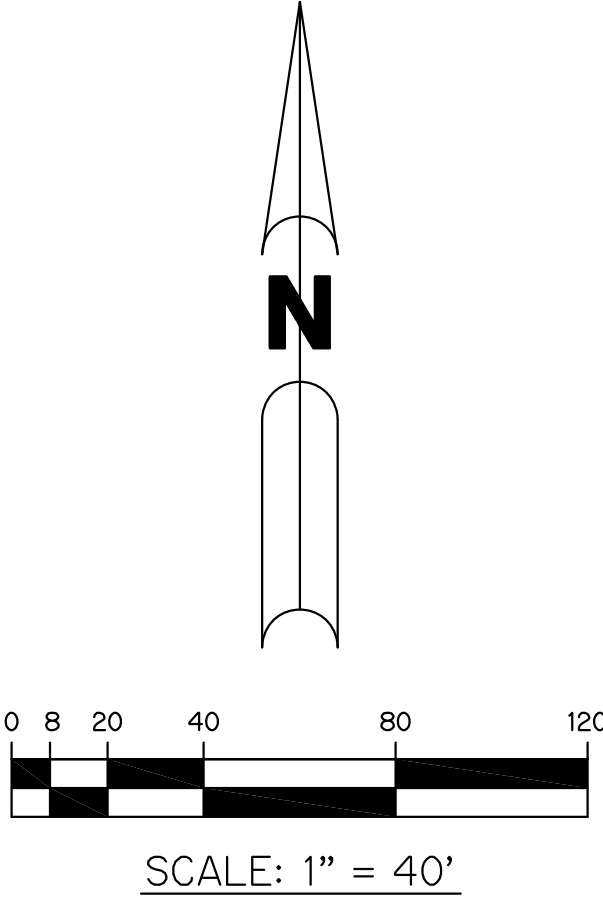


SHEET 7 OF 23

SILVER LAKE - PLAT ONE

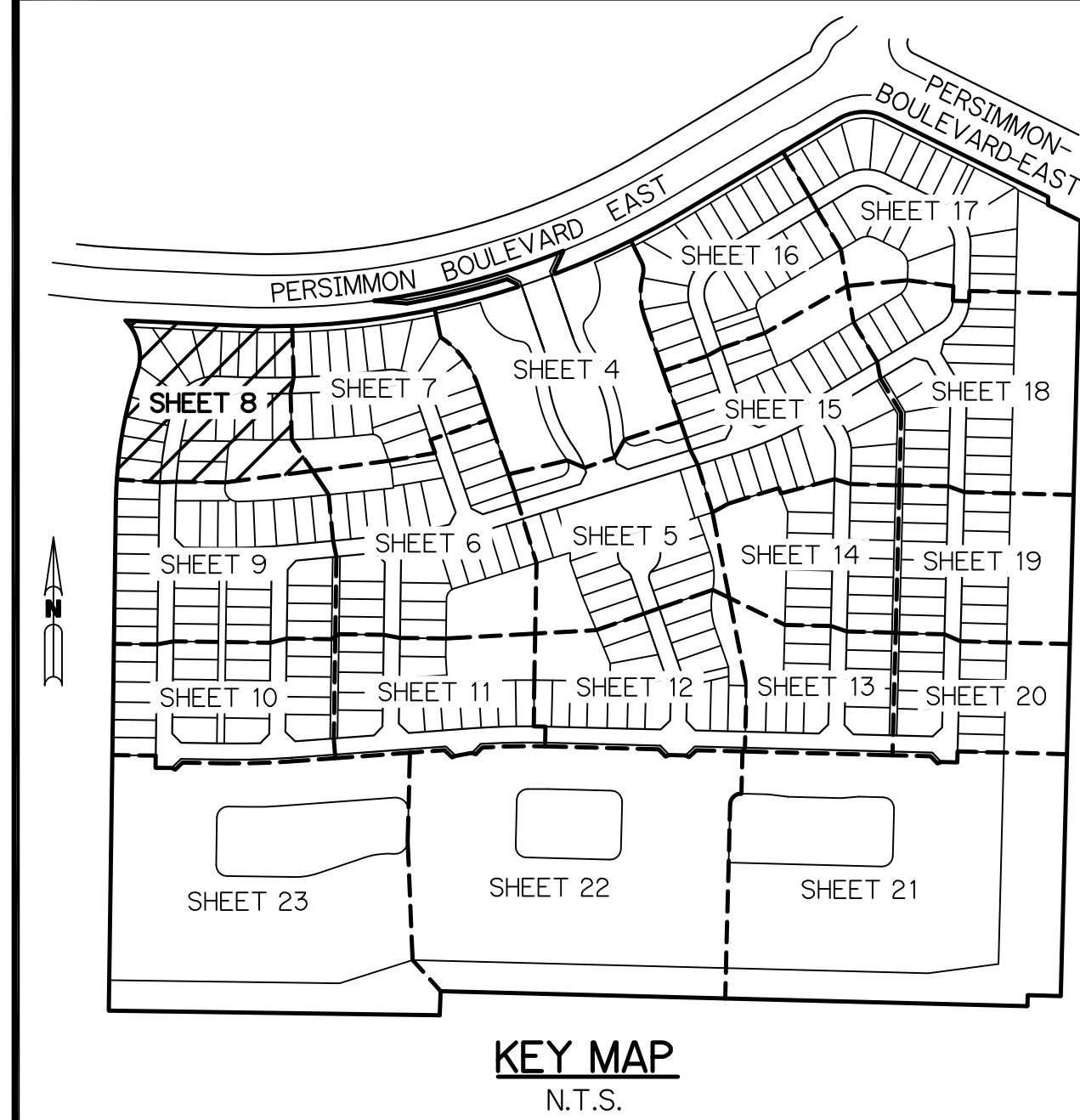
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SHEET 8 OF 23



LEGEND:	
■	- SET PERMANENT REFERENCE MONUMENT
□	- FOUND PERMANENT REFERENCE MONUMENT
●	- SET PERMANENT CONTROL POINT
○	- FOUND PERMANENT CONTROL POINT
AGR	- AGRICULTURAL
B.E.	- BUFFER EASEMENT
BLK	- BLOCK
CB	- CHORD BEARING
CH	- CHORD DISTANCE
CL	- CENTERLINE
D.B.	- DEED BOOK
D.E.	- DRAINAGE EASEMENT (DEDICATED TO S.I.D.)
D.E. (PRIVATE)	- DRAINAGE EASEMENT ("PRIVATE" TO H.O.A.)
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O.R.B.	- OFFICIAL RECORD BOOK
O.S.T.	- OPEN SPACE TRACT
P.B.C.C.	- PALM BEACH COUNTY
P.B.C.U.E.	- PALM BEACH COUNTY UTILITY EASEMENT
P.B.	- PLAT BOOK
P.C.	- POINT OF CURVATURE
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PG.	- PAGE
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P.O.B.	- POINT OF BEGINNING
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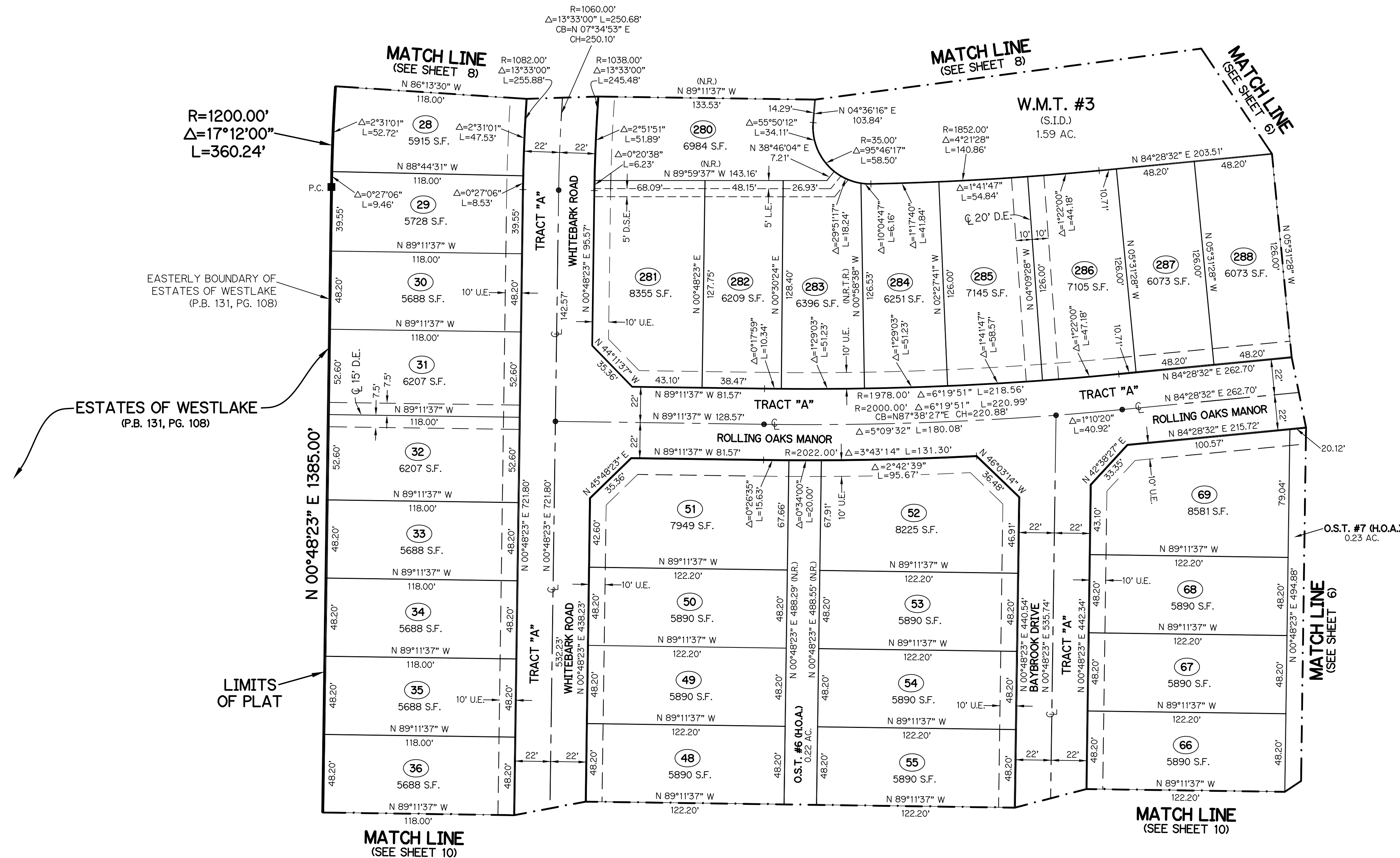
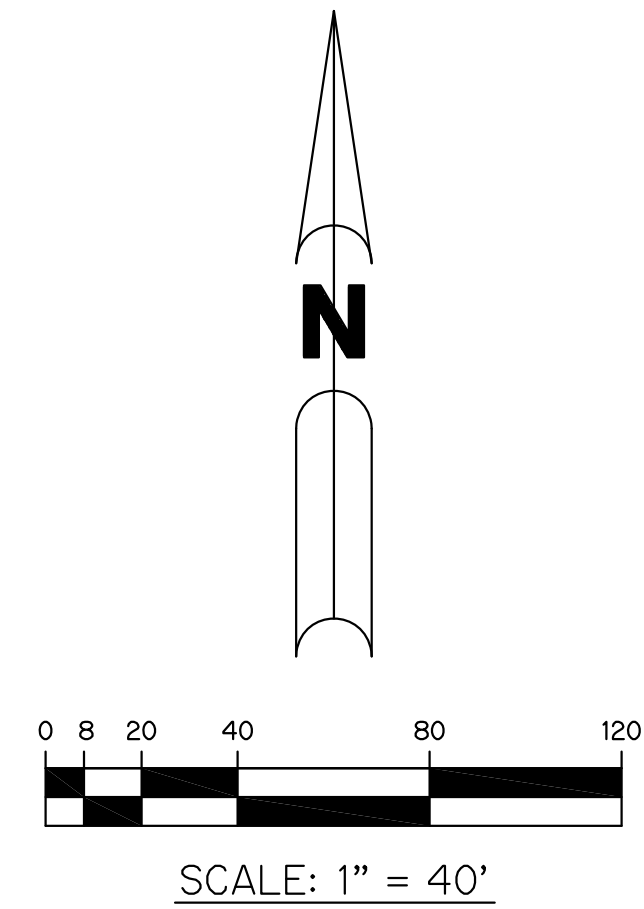


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SILVER LAKE - PLAT ONE

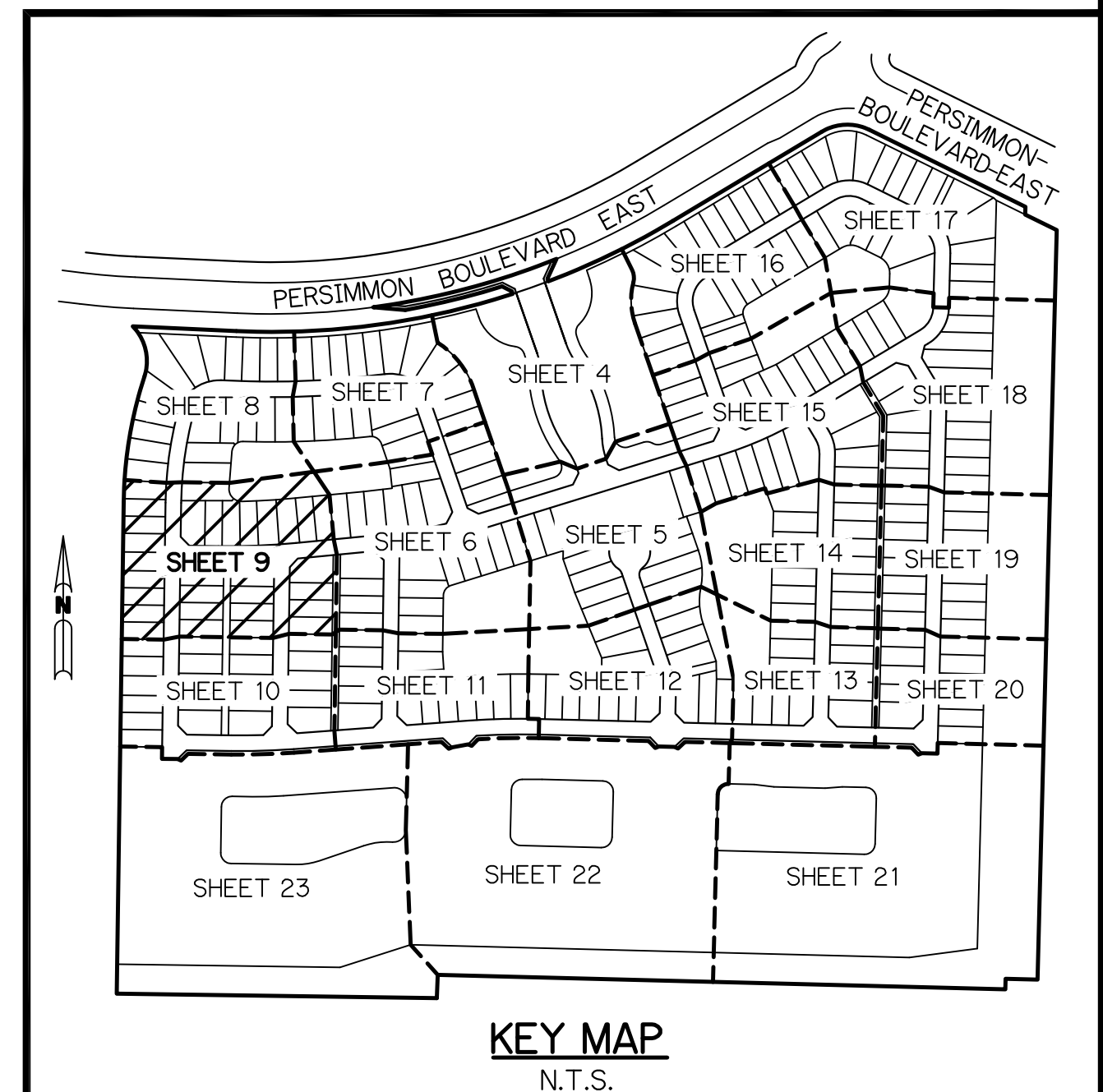
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SHEET 9 OF 23



LEGEND:	
■	SET PERMANENT REFERENCE MONUMENT 4"x4" CONCRETE MONUMENT WITH 1.5" DISK STAMPED PRM L.B. #7741
□	FOUND PERMANENT REFERENCE MONUMENT 4"x4" CONCRETE MONUMENT WITH 1.5" DISK STAMPED PRM L.B. #7741
●	SET PERMANENT CONTROL POINT NAIL WITH 1.25" DISK STAMPED PCP L.B. #7741
○	FOUND PERMANENT CONTROL POINT NAIL WITH 1.25" DISK STAMPED PCP L.B. #7741
AGR	AGRICULTURAL
Δ	DELTA ANGLE
B.E.	BUFFER EASEMENT
BLK	BLOCK
CB	CHORD BEARING
CH	CHORD DISTANCE
C	CENTERLINE
D.B.	DEED BOOK
D.E.	DRAINAGE EASEMENT (DEDICATED TO S.I.D.)
D.E. (PRIVATE)	DRAINAGE EASEMENT ("PRIVATE" TO H.O.A.)
D.S.E.	DRAINAGE SWALE EASEMENT
ESMT	EASEMENT
F.P.L.	FLORIDA POWER & LIGHT
H.O.A.	HOMEOWNERS ASSOCIATION
L	ARC LENGTH
L.A.E.	LIMITED ACCESS EASEMENT
LB	LICENSED BUSINESS
L.E.	LANDSCAPE EASEMENT
L.M.A.E.	LAKE MAINTENANCE ACCESS EASEMENT
L.M.E.	LAKE MAINTENANCE EASEMENT
L.W.D.D.	LAKE WORTH DRAINAGE DISTRICT
N.R.	NOT RADIAL
N.R.T.	NOT RADIAL TO REAR LINE
N.T.	NON-TANGENT
N.T.S.	NOT TO SCALE
O.R.B.	OFFICIAL RECORD BOOK
O.S.T.	OPEN SPACE TRACT
P.B.C.C.	PALM BEACH COUNTY
P.B.	PLAT BOOK
P.C.	POINT OF CURVATURE
P.C.C.	POINT OF COMPOUND CURVATURE
P.C.P.	PERMANENT CONTROL POINT
P.D.E.	PUBLIC DRAINAGE EASEMENT
PG.	PAGE
PGS.	PAGES
P.O.B.	POINT OF BEGINNING
P.N.R.I.	POINT OF NON-RADIAL INTERSECTION
P.N.T.I.	POINT OF NON-TANGENT INTERSECTION
P.O.C.	POINT OF COMMENCEMENT
P.O.I.	POINT OF INTERSECTION
P.R.C.	POINT OF REVERSE CURVATURE
P.R.I.	POINT OF RADIAL INTERSECTION
P.S.M.	PROFESSIONAL SURVEYOR AND MAPPER
P.T.	POINT OF TANGENCY
PUD	PLANNED UNIT DEVELOPMENT
R	RADIUS
RAD	RADIAL
R/W	RIGHT-OF-WAY
R.D. & D.	ROAD, DYKE AND DITCH RESERVATION
S.I.D.	SEMINOLE IMPROVEMENT DISTRICT
SIRC	SET 5/8" IRON ROD & CAP STAMPED "PRM LB7741"
SN&D	SET MAGNETIC NAIL & DISK STAMPED "PRM LB7741"
S.T.	SURVEY TIE
TYP.	TYPICAL
U.E.	UTILITY EASEMENT
W.M.T.	WATER MANAGEMENT TRACT
N=780000.00	STATE PLANE COORDINATE VALUE
E=930000.00	

NOTES:
COORDINATES SHOWN ARE GRID COORDINATES DATUM = NAD 83 (1990 ADJUSTMENT)
ZONE = FLORIDA EAST ZONE
LINEAR UNIT = U.S. SURVEY FEET
COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION
ALL DISTANCES ARE GROUND (UNLESS OTHERWISE NOTED)
SCALE FACTOR = 1.0000
PLAT BEARING = GRID BEARING
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE



THIS INSTRUMENT WAS PREPARED BY
PERRY C. WHITE, P.S.M. 4213, STATE OF FLORIDA
SAND & HILLS SURVEYING, INC.
8461 LAKE WORTH ROAD, SUITE 410
LAKE WORTH, FLORIDA 33467
LB-7741

SILVER LAKE - PLAT ONE

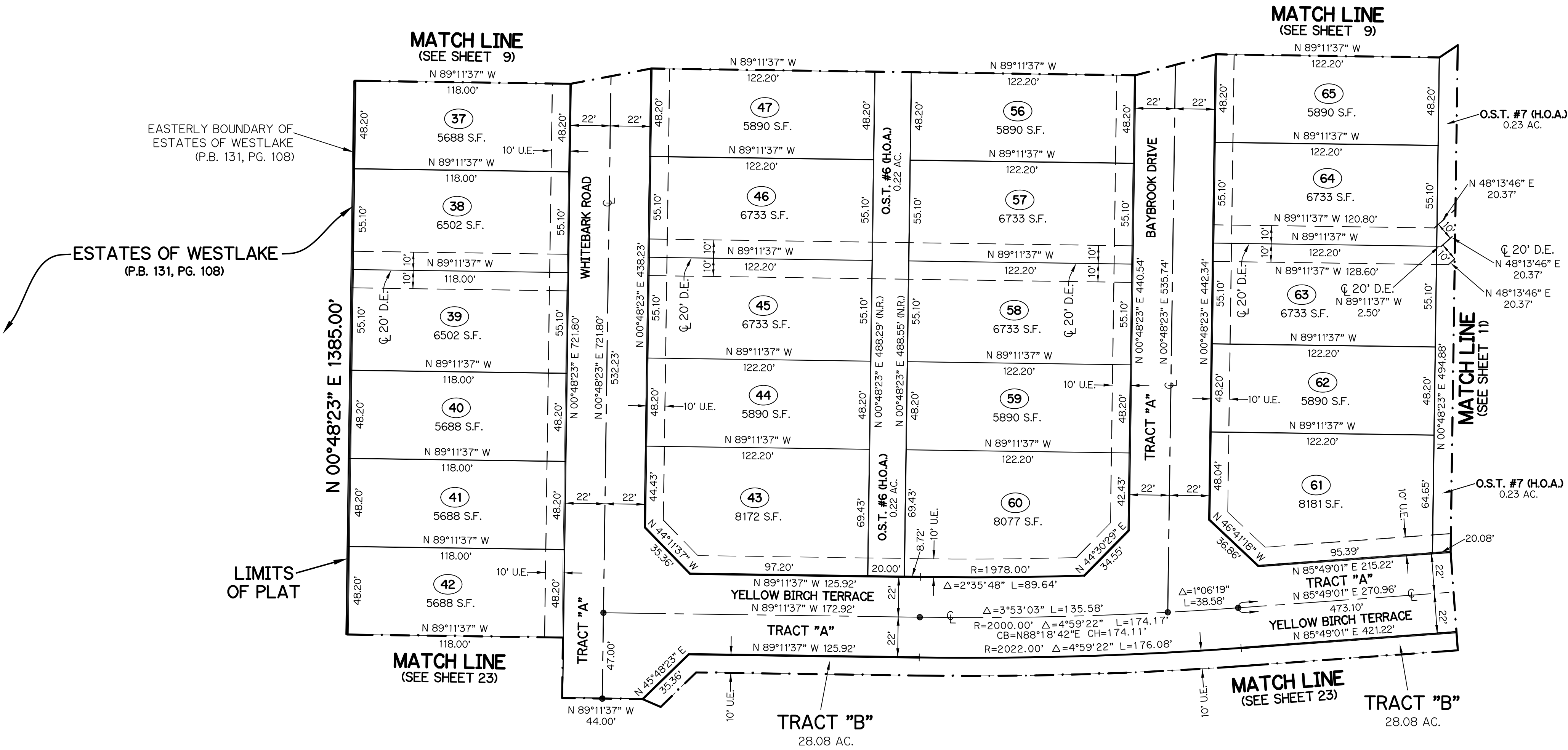
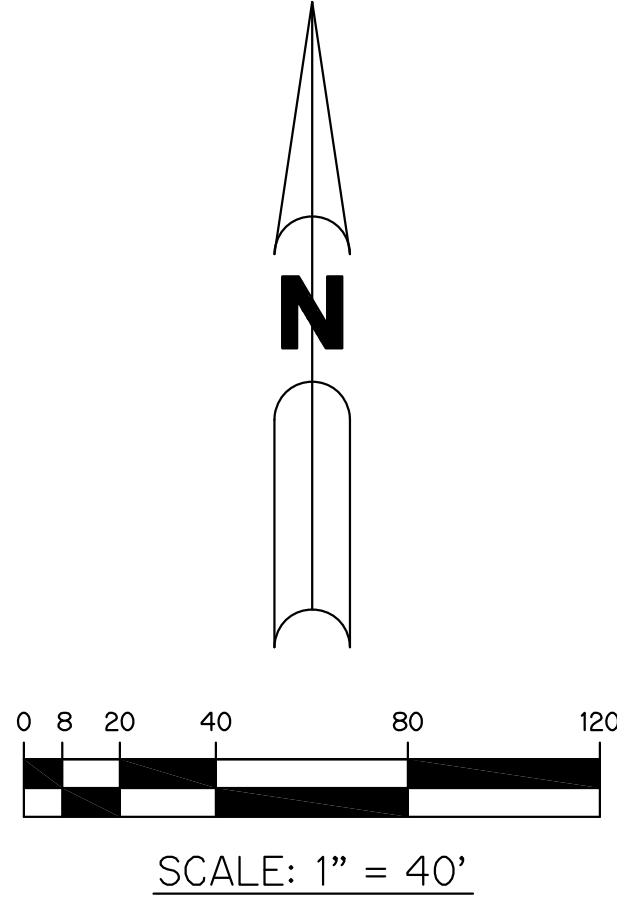
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SHEET 9 OF 23

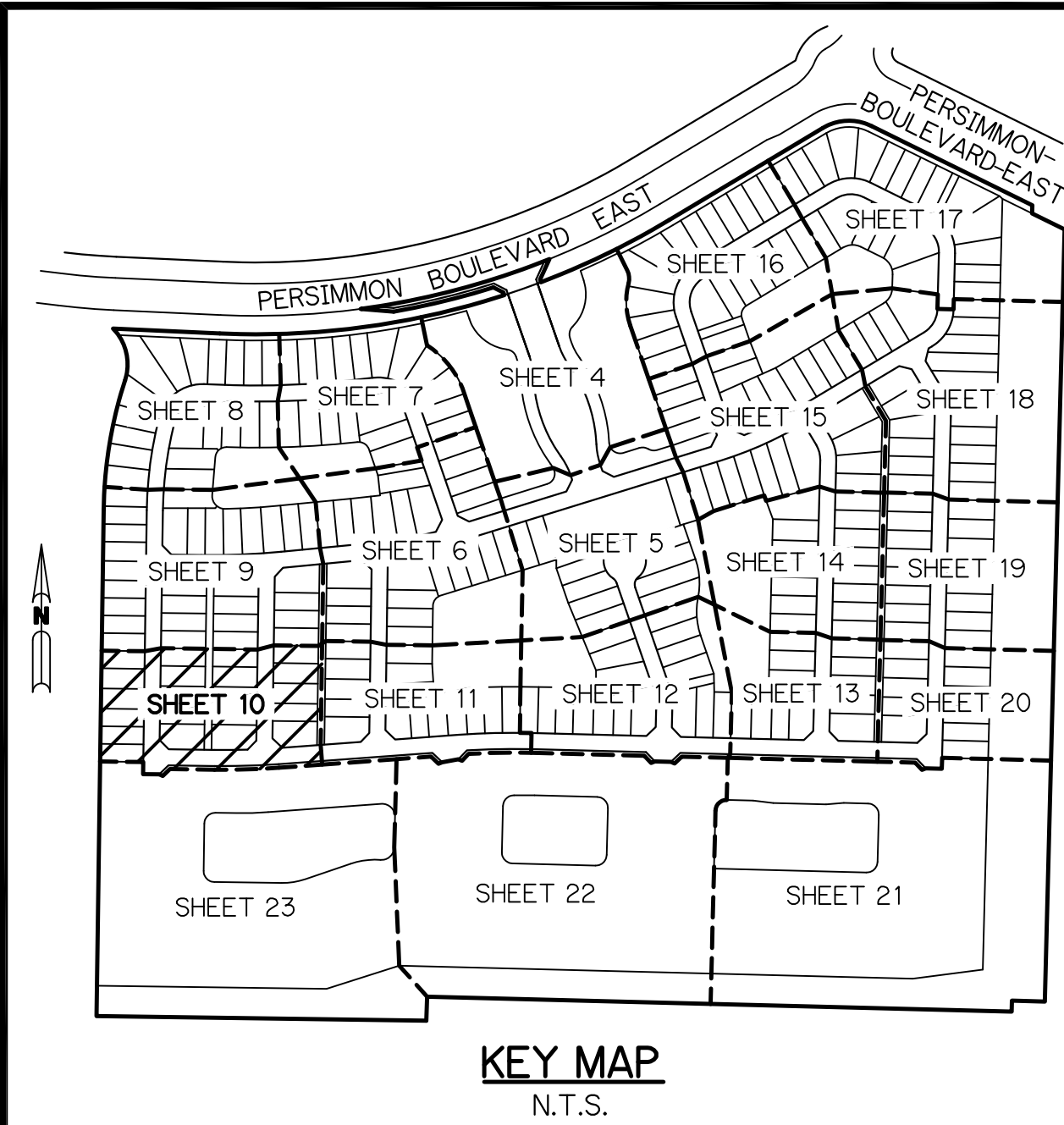
SILVER LAKE - PLAT ONE

BEING A PART OF THE NORTH ONE-HALF (1/2) OF SECTIONS 7 AND 8, TOWNSHIP 43 SOUTH, RANGE 41 EAST, AND A REPLAT OF A PORTION OF TRACT OST #3, PERSIMMON BOULEVARD EAST - PLAT 5, AS RECORDED IN PLAT BOOK 135, PAGE 179, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN THE CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA

SHEET 10 OF 23



- LEGEND:
- - SET PERMANENT REFERENCE MONUMENT
4"x4" CONCRETE MONUMENT WITH
1.5" DISK STAMPED PRM L.B. #7741
 - - FOUND PERMANENT REFERENCE MONUMENT
4"x4" CONCRETE MONUMENT WITH
1.5" DISK STAMPED PRM L.B. #7741
 - - SET PERMANENT CONTROL POINT
NAIL WITH 1.25" DISK STAMPED PCP L.B. #7741
 - - FOUND PERMANENT CONTROL POINT
NAIL WITH 1.25" DISK STAMPED PCP L.B. #7741
 - AGR - AGRICULTURAL
 - B.E. - BUFFER EASEMENT
 - BLK - BLOCK
 - CB - CHORD BEARING
 - CH - CHORD DISTANCE
 - CL - CENTERLINE
 - D.B. - DEED BOOK
 - D.E. - DRAINAGE EASEMENT (DEDICATED TO S.I.D.)
 - D.S.E. - DRAINAGE SWALE EASEMENT
 - ESMT - EASEMENT
 - F.P.L. - FLORIDA POWER & LIGHT
 - H.O.A. - HOMEOWNERS ASSOCIATION
 - L - ARC LENGTH
 - L.A.E. - LIMITED ACCESS EASEMENT
 - LB - LICENSED BUSINESS
 - L.E. - LANDSCAPE EASEMENT
 - L.M.A.E. - LAKE MAINTENANCE ACCESS EASEMENT
 - L.M.E. - LAKE MAINTENANCE EASEMENT
 - L.W.D. - LAKE WORTH DRAINAGE DISTRICT
 - N.R. - NOT RADIAL
 - N.R.T. - NOT RADIAL TO REAR LINE
 - N.T. - NON-TANGENT
 - N.T.S. - NOT TO SCALE
 - O.R.B. - OFFICIAL RECORD BOOK
 - O.S.T. - OPEN SPACE TRACT
 - P.B.C.C. - PALM BEACH COUNTY
 - P.B.C.U.E. - PALM BEACH COUNTY UTILITY EASEMENT
 - P.B. - PLAT BOOK
 - P.C. - POINT OF CURVATURE
 - P.C.C. - POINT OF COMPOUND CURVATURE
 - P.C.P. - PERMANENT CONTROL POINT
 - P.D.E. - PUBLIC DRAINAGE EASEMENT
 - PG. - PAGE
 - PGS. - PAGES
 - P.O.B. - POINT OF BEGINNING
 - P.N.R.I. - POINT OF NON-RADIAL INTERSECTION
 - P.N.T.I. - POINT OF NON-TANGENT INTERSECTION
 - P.O.C. - POINT OF COMMENCEMENT
 - P.O.I. - POINT OF INTERSECTION
 - P.R.C. - POINT OF REVERSE CURVATURE
 - P.R.I. - POINT OF RADIAL INTERSECTION
 - P.S.M. - PROFESSIONAL SURVEYOR AND MAPPER
 - P.T. - POINT OF TANGENCY
 - PUD - PLANNED UNIT DEVELOPMENT
 - R - RADIUS
 - RAD - RADIAL
 - R/W - RIGHT-OF-WAY
 - R.D. & D. - ROAD, DYKE AND DITCH RESERVATION
 - S.I.D. - SEMINOLE IMPROVEMENT DISTRICT
 - SIRC - SET 5/8" IRON ROD & CAP STAMPED "PRM LB7741"
 - SN&D - SET MAGNETIC NAIL & DISK STAMPED "PRM LB7741"
 - S.T. - SURVEY TIE
 - TYP. - TYPICAL
 - U.E. - UTILITY EASEMENT
 - W.M.T. - WATER MANAGEMENT TRACT
 - N=780000.00
E=930000.00
- STATE PLANE COORDINATE VALUE
- NOTES:
- COORDINATES SHOWN ARE GRID COORDINATES DATUM = NAD 83 (1990 ADJUSTMENT)
ZONE = FLORIDA EAST ZONE
LINEAR UNIT = U.S. SURVEY FEET
COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION
ALL DISTANCES ARE GROUND (UNLESS OTHERWISE NOTED)
SCALE FACTOR = 1.0000
PLAT BEARING = GRID BEARING
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE



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LB-7741

SILVER LAKE - PLAT ONE

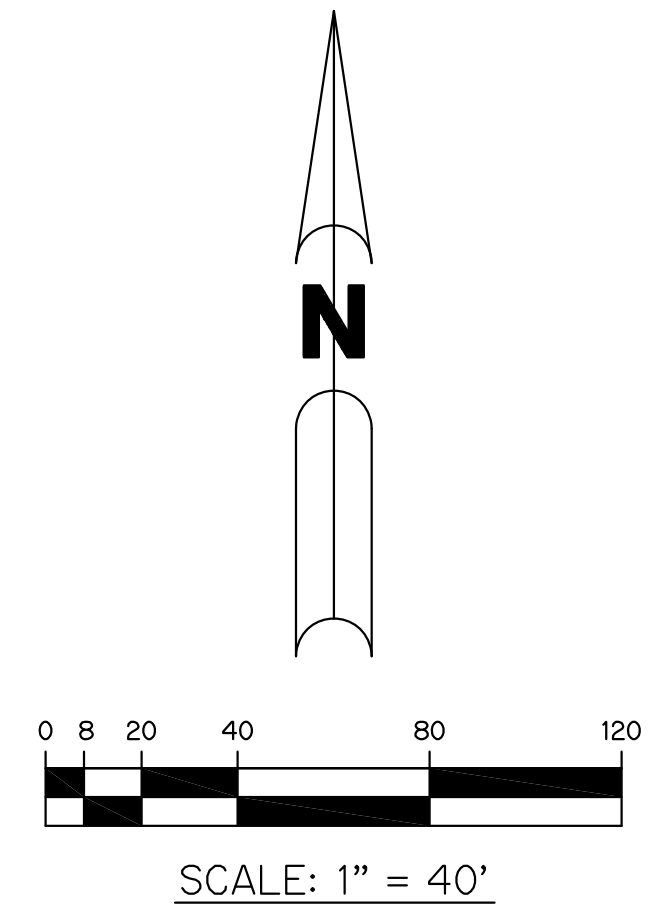
SH0350

SHEET 10 OF 23

SILVER LAKE - PLAT ONE

BEING A PART OF THE NORTH ONE-HALF (1/2) OF SECTIONS 7 AND 8, TOWNSHIP 43 SOUTH, RANGE 41 EAST, AND A REPLAT OF A PORTION OF TRACT OST #3, PERSIMMON BOULEVARD EAST - PLAT 5, AS RECORDED IN PLAT BOOK 135, PAGE 179, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN THE CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA

SHEET 11 OF 23

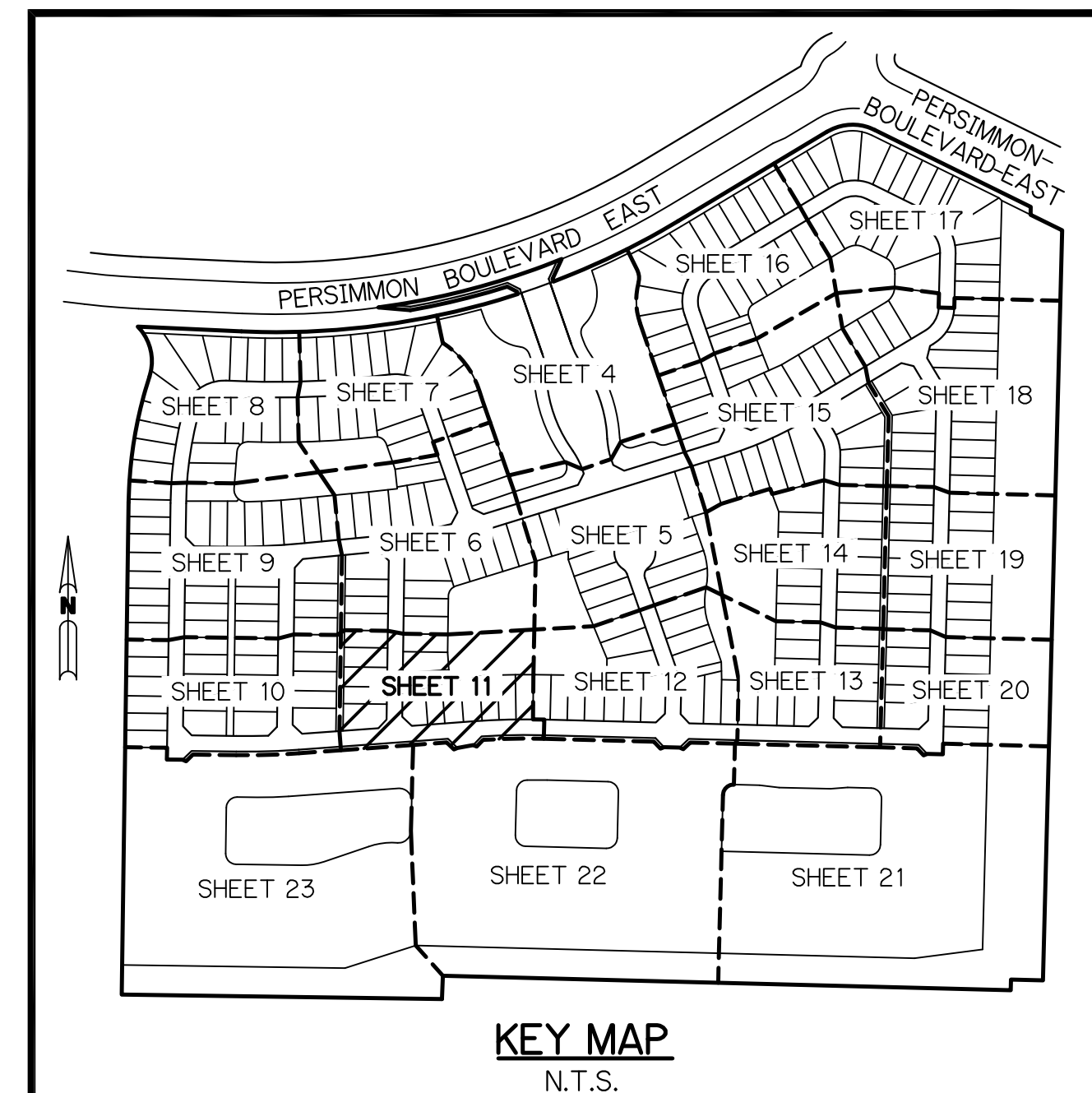
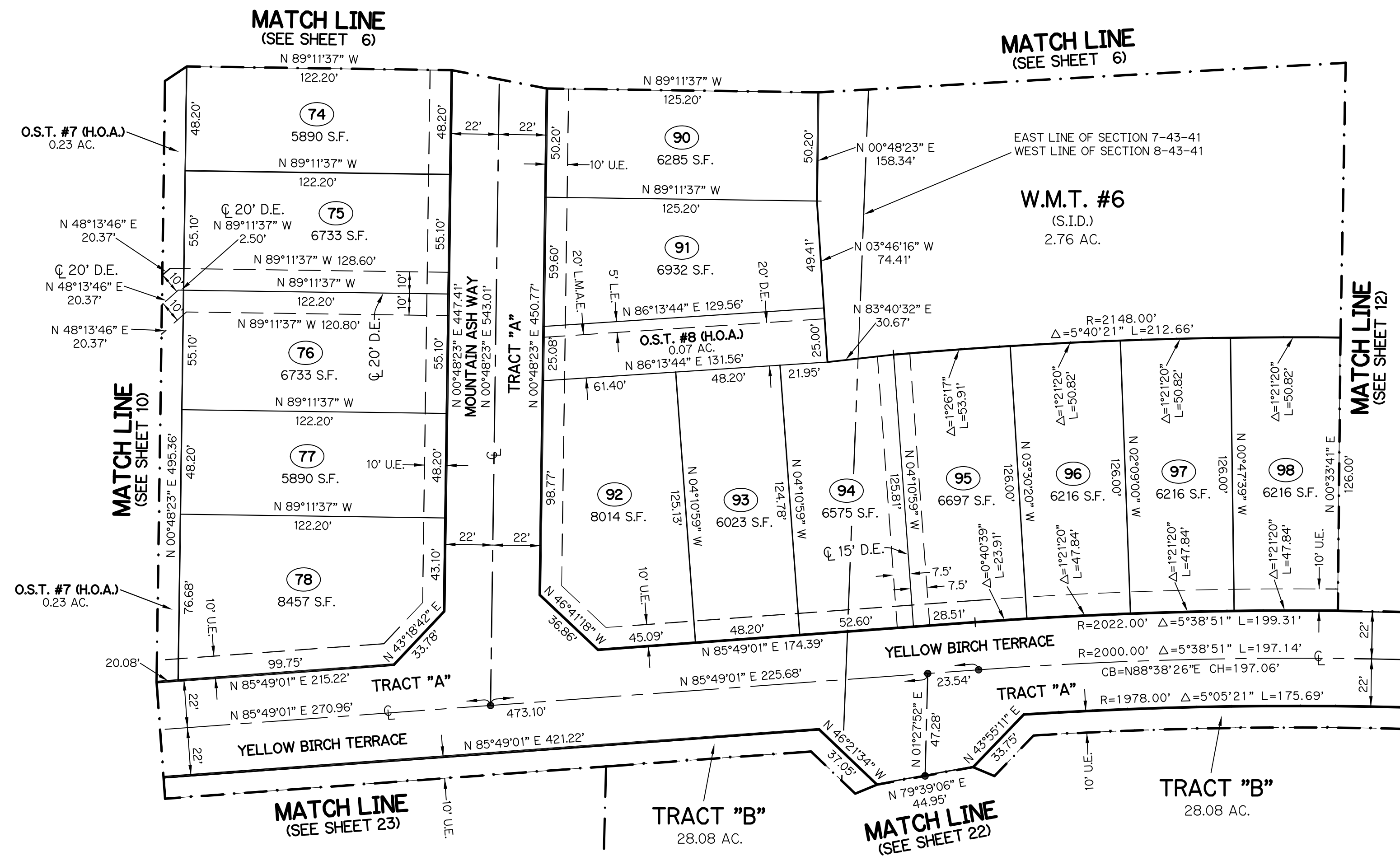


LEGEND:

- | | | | |
|----------|--|-------------|---|
| ■ | - SET PERMANENT REFERENCE MONUMENT
4"x4" CONCRETE MONUMENT WITH
1.5" DISK STAMPED PRM L.B. #7741 | O.S.T. | - OPEN SPACE TRACT |
| □ | - FOUND PERMANENT REFERENCE MONUMENT
4"x4" CONCRETE MONUMENT WITH
1.5" DISK STAMPED PRM L.B. #7741 | P.B.C.O. | - PALM BEACH COUNTY UTILITY EASEMENT |
| ● | - SET PERMANENT CONTROL POINT
NAIL WITH 1.25" DISK STAMPED PCP L.B. #7741 | P.B. | - PLAT BOOK |
| ○ | - FOUND PERMANENT CONTROL POINT
NAIL WITH 1.25" DISK STAMPED PCP L.B. #7741 | P.C. | - POINT OF CURVATURE |
| AGR | - AGRICULTURAL | P.C.C. | - POINT OF COMPOUND CURVATURE |
| Δ | - DELTA ANGLE | P.C.P. | - PERMANENT CONTROL POINT |
| B.E. | - BUFFER EASEMENT | P.D.E. | - PUBLIC DRAINAGE EASEMENT |
| BLK | - BLOCK | PG. | - PAGE |
| CB | - CHORD BEARING | PGS. | - PAGES |
| CH | - CHORD DISTANCE | P.O.B. | - POINT OF BEGINNING |
| C.L. | - CENTERLINE | P.O.N.I. | - POINT OF NON-RADIAL INTERSECTION |
| D.B. | - DEED BOOK | P.N.T.I. | - POINT OF NON-TANGENT INTERSECTION |
| D.E. | - DRAINAGE EASEMENT (DEDICATED TO S.I.D.) | P.O.C. | - POINT OF COMMENCEMENT |
| D.S.E. | - DRAINAGE SWALE EASEMENT | P.O.I. | - POINT OF INTERSECTION |
| ESMT | - EASEMENT | P.R.C. | - POINT OF REVERSE CURVATURE |
| F.P.L. | - FLORIDA POWER & LIGHT | P.R.I. | - POINT OF RADIAL INTERSECTION |
| H.O.A. | - HOMEOWNERS ASSOCIATION | P.S.M. | - PROFESSIONAL SURVEYOR AND MAPPER |
| L | - ARC LENGTH | P.T. | - POINT OF TANGENCY |
| L.A.E. | - LIMITED ACCESS EASEMENT | PUD | - PLANNED UNIT DEVELOPMENT |
| LB | - LICENSED BUSINESS | R | - RADIUS |
| L.E. | - LANDSCAPE EASEMENT | RAD | - RADIAL |
| L.M.A.E. | - LAKE MAINTENANCE ACCESS EASEMENT | R/W | - RIGHT-OF-WAY |
| L.M.E. | - LAKE MAINTENANCE EASEMENT | R. D. & D. | - ROAD, DYKE AND DITCH RESERVATION |
| L.W.D.D. | - LAKE WORTH DRAINAGE DISTRICT | S.I.D. | - SEMINOLE IMPROVEMENT DISTRICT |
| N.R. | - NOT RADIAL | SIRC | - SET 5/8" IRON ROD & CAP STAMPED "PRM LB7741" |
| N.R.T. | - NOT RADIAL TO REAR LINE | SN&D | - SET MAGNETIC NAIL & DISK STAMPED "PRM LB7741" |
| N.T. | - NON-TANGENT | S.T. | - SURVEY TIE |
| N.T.S. | - NOT TO SCALE | TYP. | - TYPICAL |
| O.R.B. | - OFFICIAL RECORD BOOK | U.E. | - UTILITY EASEMENT |
| | | W.M.T. | - WATER MANAGEMENT TRACT |
| | | N=780000.00 | - STATE PLANE COORDINATE VALUE |
| | | E=930000.00 | |

NOTES:

COORDINATES SHOWN ARE GRID COORDINATES DATUM = NAD 83 (1990 ADJUSTMENT)
ZONE = FLORIDA EAST ZONE
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ALL DISTANCES ARE GROUND (UNLESS OTHERWISE NOTED)
SCALE FACTOR = 1.0000
PLAT BEARING = GRID BEARING
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE



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LB-7741

SILVER LAKE - PLAT ONE

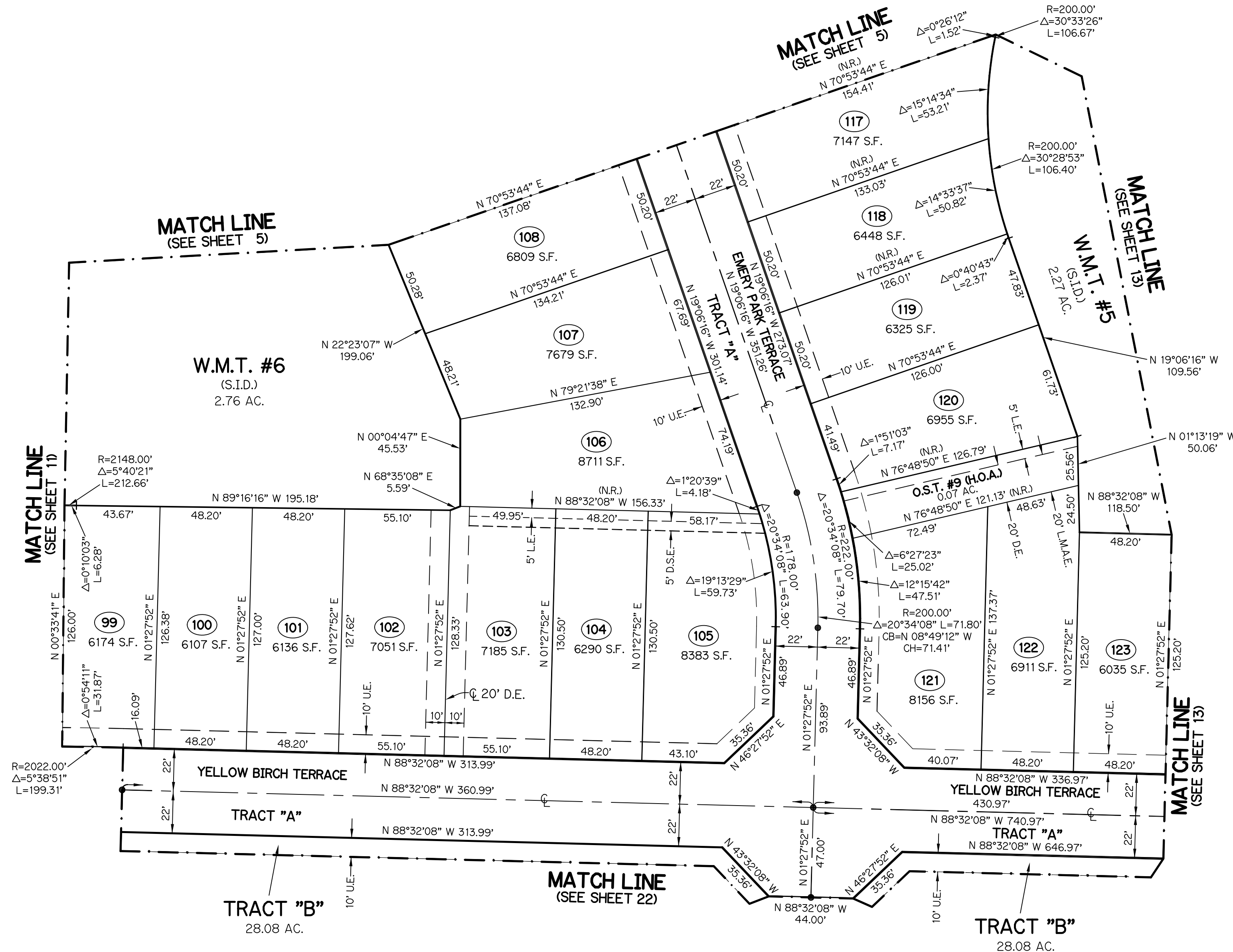
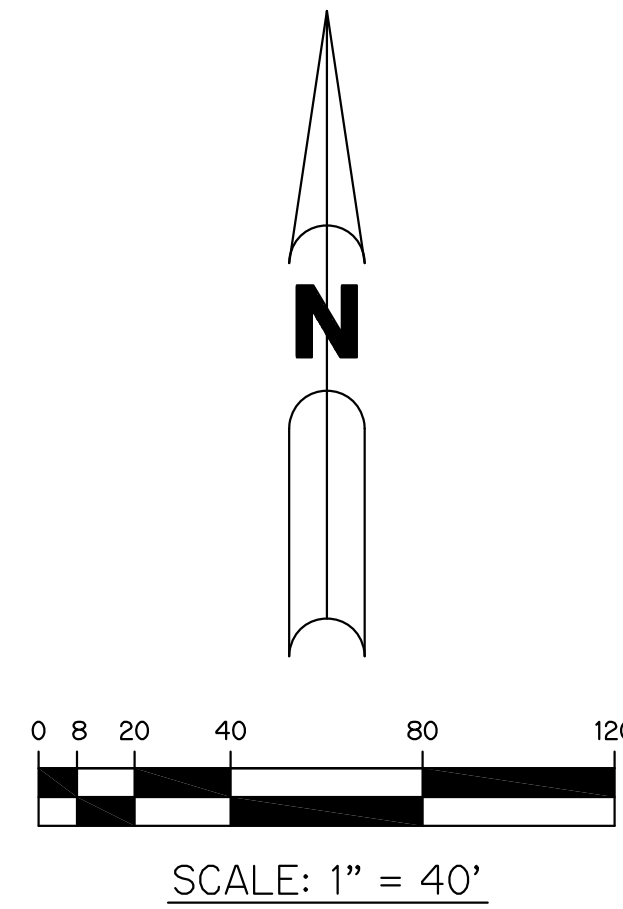
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SHEET 11 OF 23

SILVER LAKE - PLAT ONE

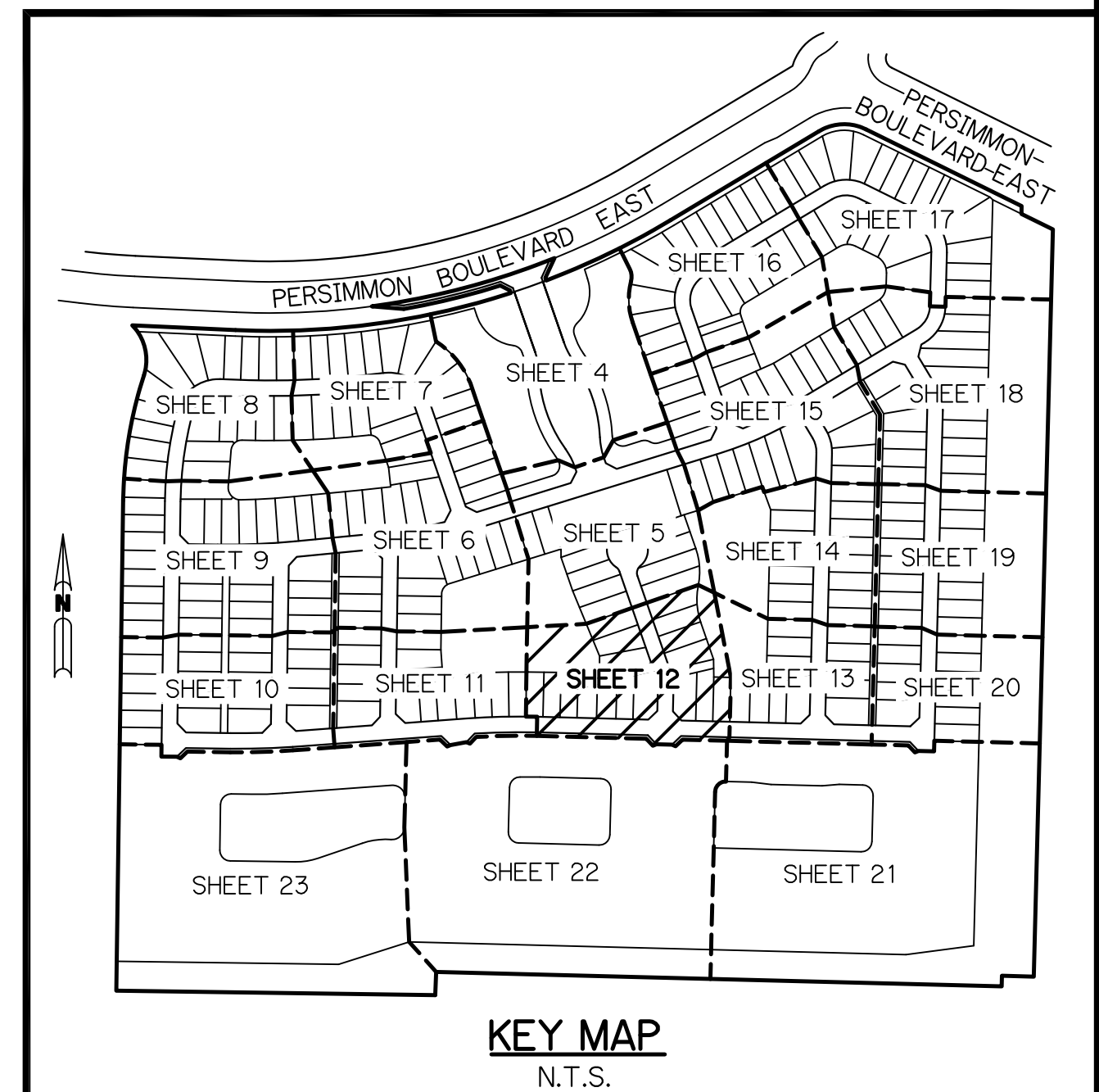
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SHEET 12 OF 23



LEGEND:	
■	- SET PERMANENT REFERENCE MONUMENT 4"x4" CONCRETE MONUMENT WITH 1.5" DISK STAMPED PRM L.B. #7741
□	- FOUND PERMANENT REFERENCE MONUMENT 4"x4" CONCRETE MONUMENT WITH 1.5" DISK STAMPED PRM L.B. #7741
●	- SET PERMANENT CONTROL POINT NAIL WITH 1.25" DISK STAMPED PCP L.B. #7741
○	- FOUND PERMANENT CONTROL POINT NAIL WITH 1.25" DISK STAMPED PCP L.B. #7741
AGR	- AGRICULTURAL
Δ	- DELTA ANGLE
B.E.	- BUFFER EASEMENT
BLK	- BLOCK
CB	- CHORD BEARING
CH	- CHORD DISTANCE
CL	- CENTERLINE
D.B.	- DEED BOOK
D.E.	- DRAINAGE EASEMENT (DEDICATED TO S.I.D.)
D.E. (PRIVATE)	- DRAINAGE EASEMENT ("PRIVATE" TO H.O.A.)
D.S.E.	- DRAINAGE SWALE EASEMENT
ESMT	- EASEMENT
F.P.L.	- FLORIDA POWER & LIGHT
H.O.A.	- HOMEOWNERS ASSOCIATION
L	- ARC LENGTH
L.A.E.	- LIMITED ACCESS EASEMENT
LB	- LICENSED BUSINESS
L.E.	- LANDSCAPE EASEMENT
L.M.A.E.	- LAKE MAINTENANCE ACCESS EASEMENT
L.M.E.	- LAKE MAINTENANCE EASEMENT
L.W.D.D.	- LAKE WORTH DRAINAGE DISTRICT
N.R.	- NOT RADIAL
N.R.T.	- NOT RADIAL TO REAR LINE
N.T.	- NON-TANGENT
N.T.S.	- NOT TO SCALE
O.R.B.	- OFFICIAL RECORD BOOK
O.S.T.	- OPEN SPACE TRACT
P.B.C.C.U.E.	- PALM BEACH COUNTY UTILITY EASEMENT
P.B.	- PLAT BOOK
P.C.	- POINT OF CURVATURE
P.C.C.	- POINT OF COMPOUND CURVATURE
P.C.P.	- PERMANENT CONTROL POINT
P.D.E.	- PUBLIC DRAINAGE EASEMENT
PG.	- PAGE
PGS.	- PAGES
P.O.B.	- POINT OF BEGINNING
P.N.R.I.	- POINT OF NON-RADIAL INTERSECTION
P.N.T.I.	- POINT OF NON-TANGENT INTERSECTION
P.O.C.	- POINT OF COMMENCEMENT
P.O.I.	- POINT OF INTERSECTION
P.R.C.	- POINT OF REVERSE CURVATURE
P.R.I.	- POINT OF RADIAL INTERSECTION
P.S.M.	- PROFESSIONAL SURVEYOR AND MAPPER
P.T.	- POINT OF TANGENCY
PUD	- PLANNED UNIT DEVELOPMENT
R	- RADIUS
RAD	- RADIAL
R/W	- RIGHT-OF-WAY
R. D. & D.	- ROAD, DYKE AND DITCH RESERVATION
S.I.D.	- SEMINOLE IMPROVEMENT DISTRICT
SIRC	- SET 5/8" IRON ROD & CAP STAMPED "PRM LB7741"
SN&D	- SET MAGNETIC NAIL & DISK STAMPED "PRM LB7741"
S.T.	- SURVEY TIE
TYP.	- TYPICAL
U.E.	- UTILITY EASEMENT
W.M.T.	- WATER MANAGEMENT TRACT
N=780000.00	- STATE PLANE COORDINATE VALUE
E=930000.00	

NOTES:
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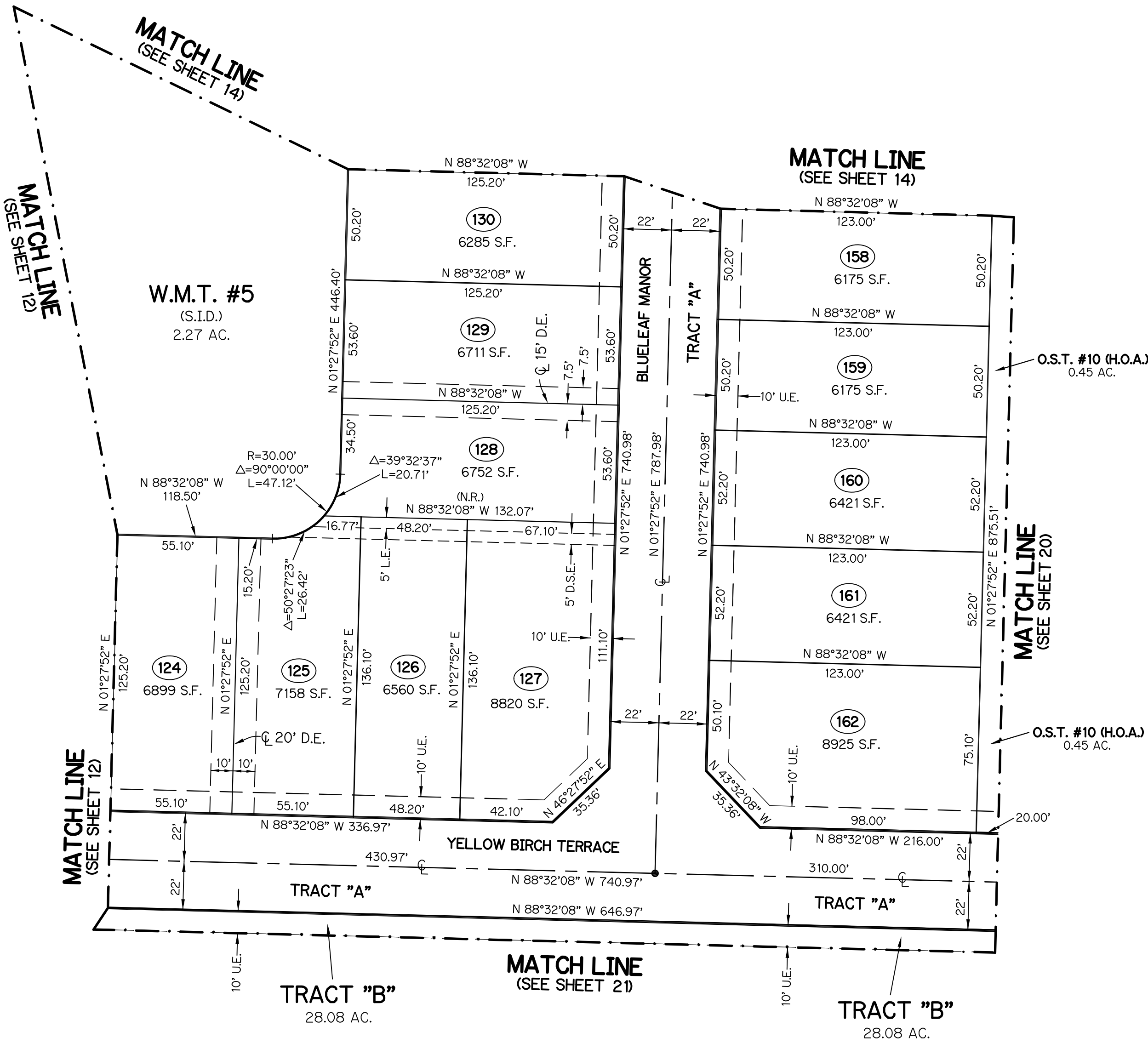
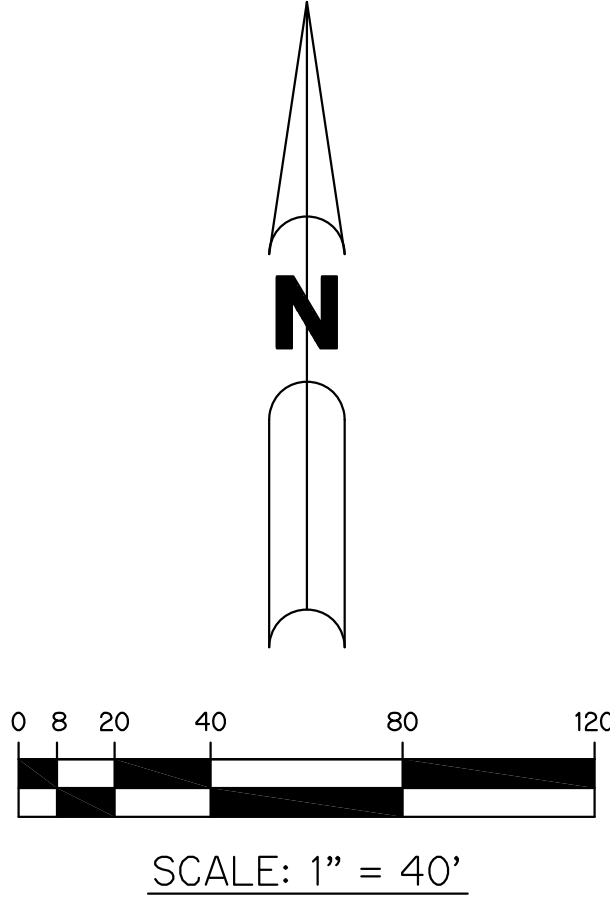


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LB-7741

SILVER LAKE - PLAT ONE

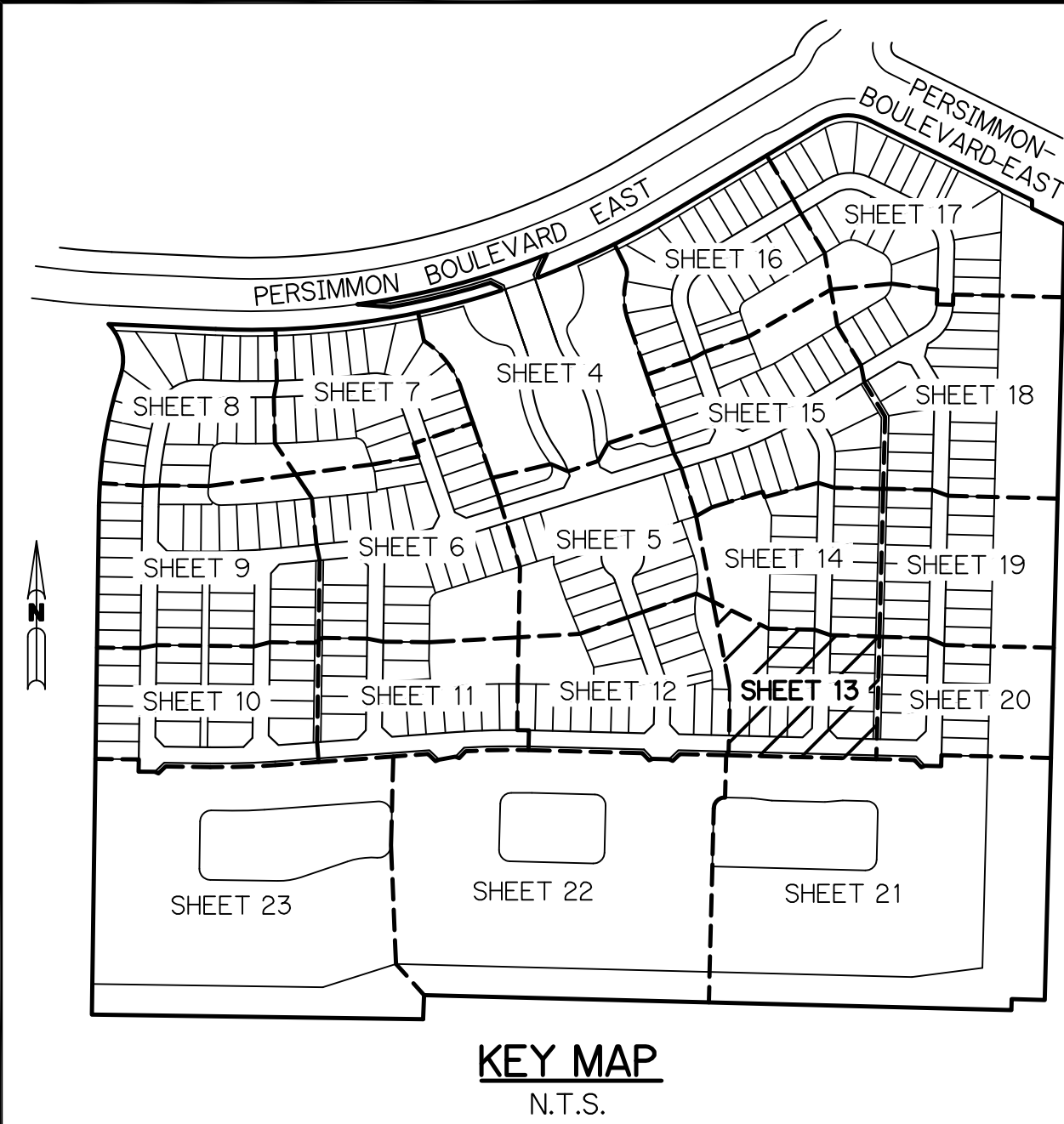
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SHEET 13 OF 23



LEGEND:		
■	- SET PERMANENT REFERENCE MONUMENT 4"x4" CONCRETE MONUMENT WITH 1.5" DISK STAMPED PRM L.B. #7741	O.S.T. - OPEN SPACE TRACT P.B.C.O. - PALM BEACH COUNTY P.B.C.U.E. - PALM BEACH COUNTY UTILITY EASEMENT
□	- FOUND PERMANENT REFERENCE MONUMENT 4"x4" CONCRETE MONUMENT WITH 1.5" DISK STAMPED PRM L.B. #7741	P.B. - PLAT BOOK P.C. - POINT OF CURVATURE P.C.C. - POINT OF COMPOUND CURVATURE P.C.P. - PERMANENT CONTROL POINT
●	- SET PERMANENT CONTROL POINT NAIL WITH 1.25" DISK STAMPED PCP L.B. #7741	P.D.E. - PUBLIC DRAINAGE EASEMENT PG. - PAGE PGS. - PAGES
○	- FOUND PERMANENT CONTROL POINT NAIL WITH 1.25" DISK STAMPED PCP L.B. #7741	P.O.B. - POINT OF BEGINNING P.N.R.I. - POINT OF NON-RADIAL INTERSECTION P.N.T.I. - POINT OF NON-TANGENT INTERSECTION
AGR	- AGRICULTURAL	P.O.C. - POINT OF COMMENCEMENT P.O.I. - POINT OF INTERSECTION P.R.C. - POINT OF REVERSE CURVATURE
Δ	- DELTA ANGLE	P.R.I. - POINT OF RADIAL INTERSECTION P.S.M. - PROFESSIONAL SURVEYOR AND MAPPER
B.E.	- BUFFER EASEMENT	P.T. - POINT OF TANGENCY PUD - PLANNED UNIT DEVELOPMENT
BLK	- BLOCK	R - RADIUS RAD - RADIAL
CB	- CHORD BEARING	R/W - RIGHT-OF-WAY
CH	- CHORD DISTANCE	R. D. & D. - ROAD, DYKE AND DITCH RESERVATION
CL	- CENTERLINE	S.I.D. - SEMINOLE IMPROVEMENT DISTRICT
D.B.	- DEED BOOK	SIRC - SET 5/8" IRON ROD & CAP STAMPED "PRM LB7741"
D.E.	- DRAINAGE EASEMENT (DEDICATED TO S.I.D.)	SN&D - SET MAGNETIC NAIL & DISK STAMPED "PRM LB7741"
D.S.E.	- DRAINAGE EASEMENT ("PRIVATE" TO H.O.A.)	S.T. - SURVEY TIE
ESMT	- EASEMENT	TYP. - TYPICAL
F.P.L.	- FLORIDA POWER & LIGHT	U.E. - UTILITY EASEMENT
H.O.A.	- HOMEOWNERS ASSOCIATION	W.M.T. - WATER MANAGEMENT TRACT
L	- ARC LENGTH	N=780000.00 E=930000.00
L.A.E.	- LIMITED ACCESS EASEMENT	
LB	- LICENSED BUSINESS	
L.E.	- LANDSCAPE EASEMENT	
L.M.A.E.	- LAKE MAINTENANCE ACCESS EASEMENT	
L.M.E.	- LAKE MAINTENANCE EASEMENT	
L.W.D.	- LAKE WORTH DRAINAGE DISTRICT	
N.R.	- NOT RADIAL	
N.R.T.	- NOT RADIAL TO REAR LINE	
N.T.	- NON-TANGENT	
N.T.S.	- NOT TO SCALE	
O.R.B.	- OFFICIAL RECORD BOOK	

NOTES:
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SCALE FACTOR = 1.0000
PLAT BEARING = GRID BEARING
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

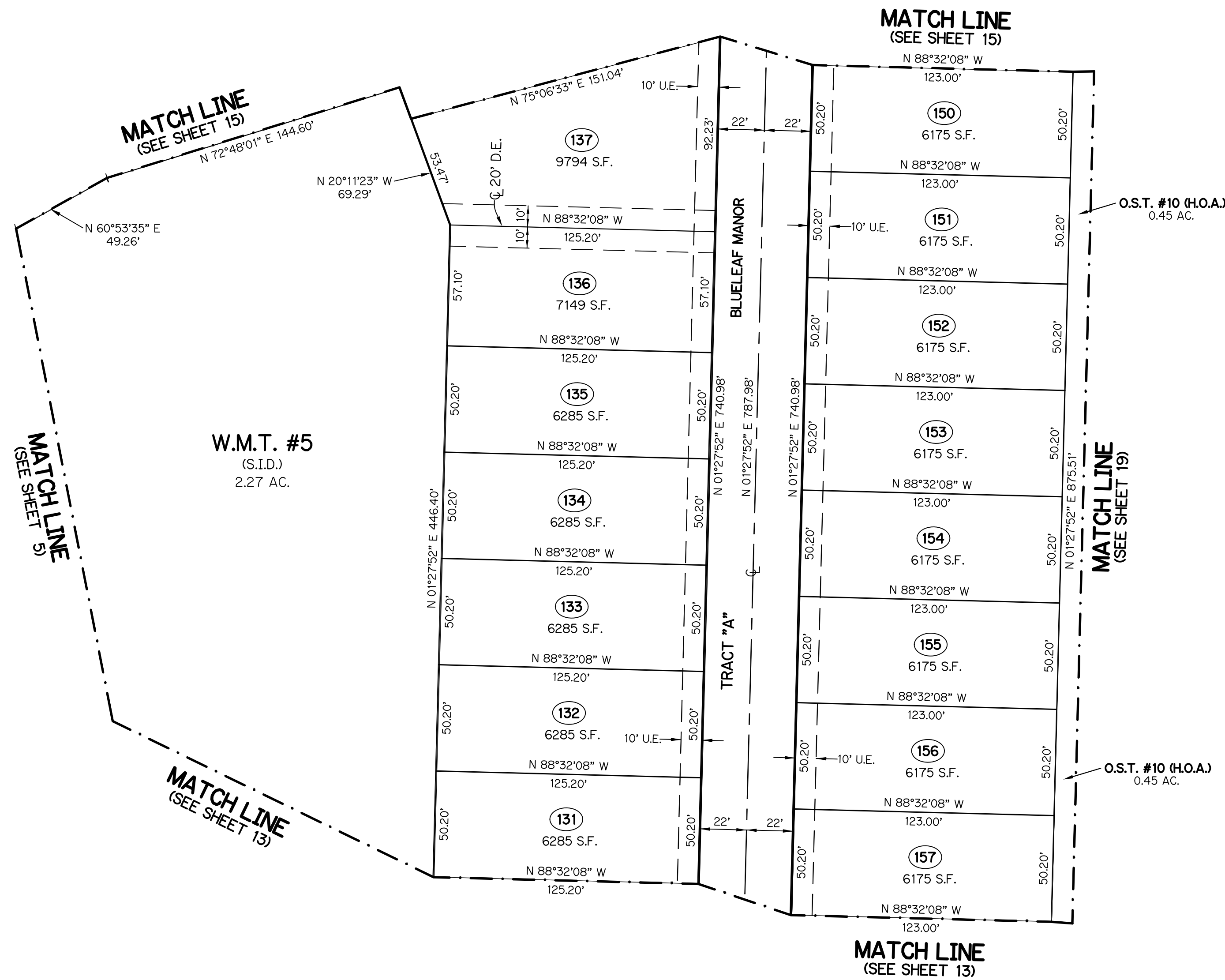
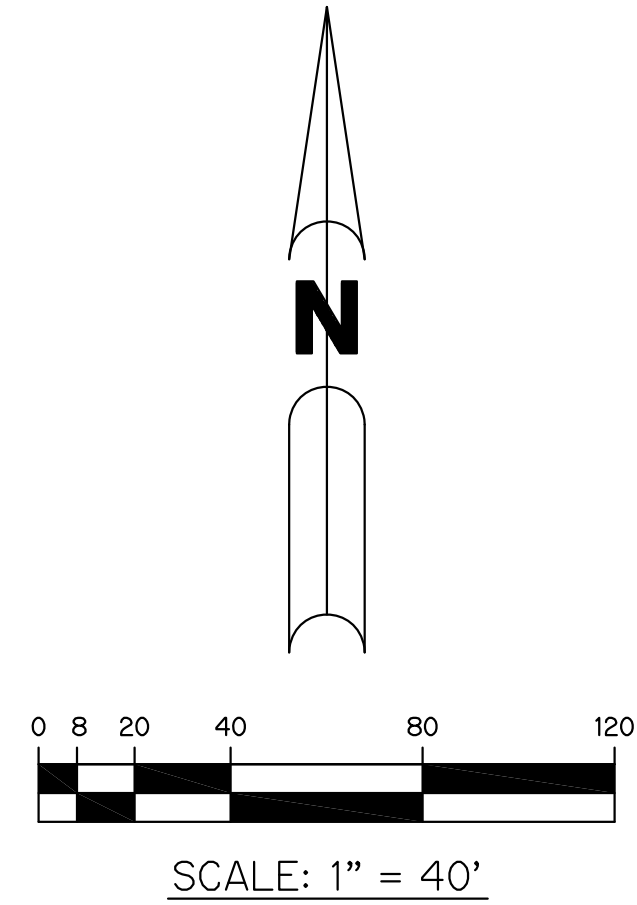


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LB-7741

SILVER LAKE - PLAT ONE

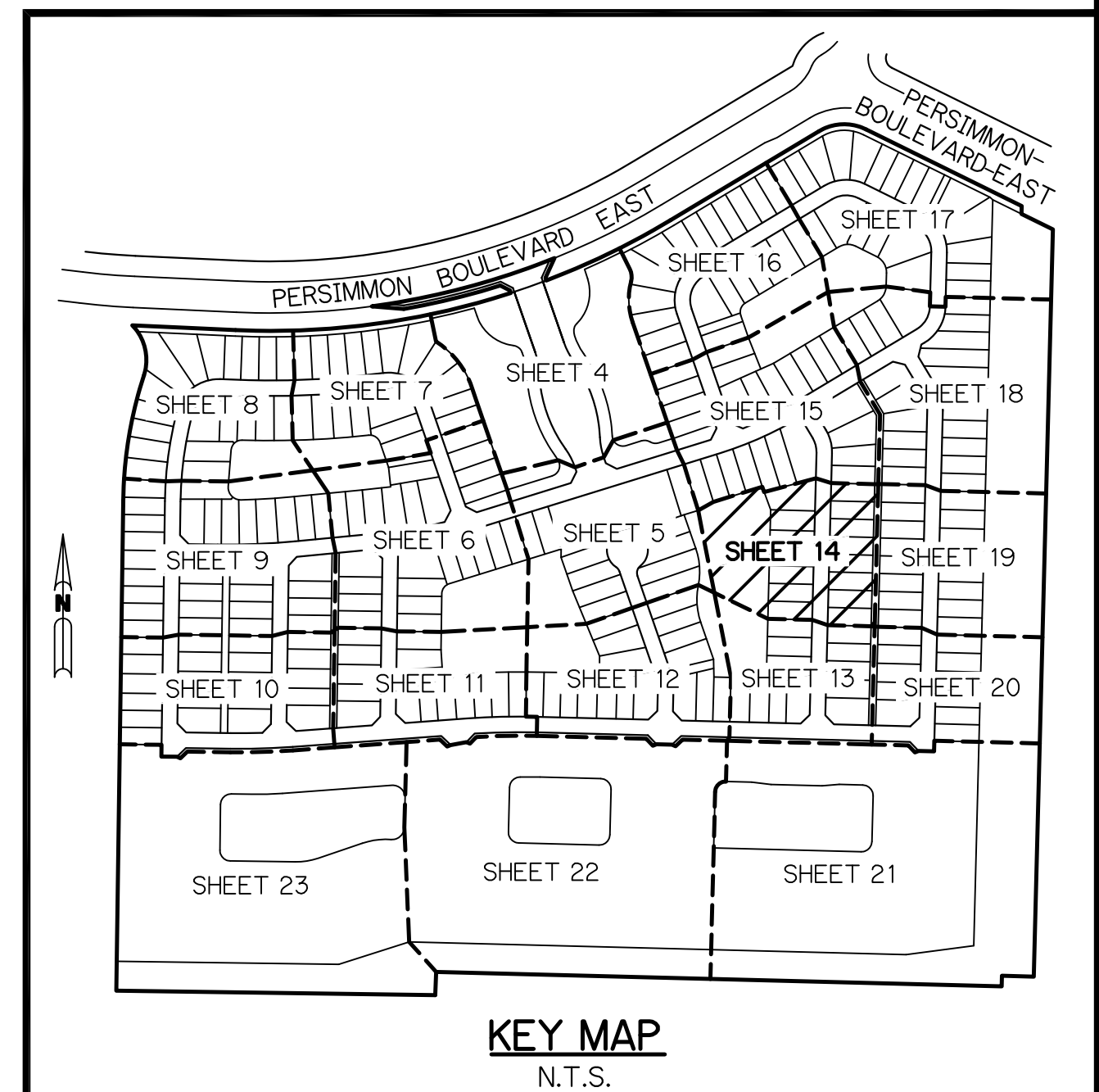
BEING A PART OF THE NORTH ONE-HALF (1/2) OF SECTIONS 7 AND 8, TOWNSHIP 43 SOUTH, RANGE 41 EAST, AND A REPLAT OF A PORTION OF TRACT OST #3, PERSIMMON BOULEVARD EAST – PLAT 5, AS RECORDED IN PLAT BOOK 135, PAGE 179, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN THE CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA

SHEET 14 OF 23



- LEGEND:**
- | | | |
|--|--|--|
| ■ - SET PERMANENT REFERENCE MONUMENT
4"x4" CONCRETE MONUMENT WITH
1.5" DISK STAMPED PRM L.B. #7741 | ○ - FOUND PERMANENT CONTROL POINT
NAIL WITH 1.25" DISK STAMPED PCP L.B. #7741 | ○ - OPEN SPACE TRACT |
| □ - FOUND PERMANENT REFERENCE MONUMENT
4"x4" CONCRETE MONUMENT WITH
1.5" DISK STAMPED PRM L.B. #7741 | ○ - FOUND PERMANENT CONTROL POINT
NAIL WITH 1.25" DISK STAMPED PCP L.B. #7741 | P.B.C.C. - PALM BEACH COUNTY UTILITY EASEMENT |
| ● - SET PERMANENT CONTROL POINT
NAIL WITH 1.25" DISK STAMPED PCP L.B. #7741 | ○ - FOUND PERMANENT CONTROL POINT
NAIL WITH 1.25" DISK STAMPED PCP L.B. #7741 | P.B. - PLAT BOOK |
| ○ - AGRICULTURAL | ○ - FOUND PERMANENT CONTROL POINT
NAIL WITH 1.25" DISK STAMPED PCP L.B. #7741 | P.C. - POINT OF CURVATURE |
| △ - DELTA ANGLE | ○ - FOUND PERMANENT CONTROL POINT
NAIL WITH 1.25" DISK STAMPED PCP L.B. #7741 | P.C.C. - POINT OF COMPOUND CURVATURE |
| B.E. - BUFFER EASEMENT | ○ - FOUND PERMANENT CONTROL POINT
NAIL WITH 1.25" DISK STAMPED PCP L.B. #7741 | P.C.P. - PERMANENT CONTROL POINT |
| BLK - BLOCK | ○ - FOUND PERMANENT CONTROL POINT
NAIL WITH 1.25" DISK STAMPED PCP L.B. #7741 | P.D.E. - PUBLIC DRAINAGE EASEMENT |
| CB - CHORD BEARING | ○ - FOUND PERMANENT CONTROL POINT
NAIL WITH 1.25" DISK STAMPED PCP L.B. #7741 | PG. - PAGE |
| CH - CHORD DISTANCE | ○ - FOUND PERMANENT CONTROL POINT
NAIL WITH 1.25" DISK STAMPED PCP L.B. #7741 | PGS. - PAGES |
| CL - CENTERLINE | ○ - FOUND PERMANENT CONTROL POINT
NAIL WITH 1.25" DISK STAMPED PCP L.B. #7741 | P.O.B. - POINT OF BEGINNING |
| D.B. - DEED BOOK | ○ - FOUND PERMANENT CONTROL POINT
NAIL WITH 1.25" DISK STAMPED PCP L.B. #7741 | P.N.R.I. - POINT OF NON-RADIAL INTERSECTION |
| D.E. - DRAINAGE EASEMENT (DEDICATED TO S.I.D.) | ○ - FOUND PERMANENT CONTROL POINT
NAIL WITH 1.25" DISK STAMPED PCP L.B. #7741 | P.N.T.I. - POINT OF NON-TANGENT INTERSECTION |
| D.S.E. - DRAINAGE SWALE EASEMENT | ○ - FOUND PERMANENT CONTROL POINT
NAIL WITH 1.25" DISK STAMPED PCP L.B. #7741 | P.O.C. - POINT OF COMMENCEMENT |
| ESMT - EASEMENT | ○ - FOUND PERMANENT CONTROL POINT
NAIL WITH 1.25" DISK STAMPED PCP L.B. #7741 | P.O.I. - POINT OF INTERSECTION |
| F.P.L. - FLORIDA POWER & LIGHT | ○ - FOUND PERMANENT CONTROL POINT
NAIL WITH 1.25" DISK STAMPED PCP L.B. #7741 | P.R.C. - POINT OF REVERSE CURVATURE |
| H.O.A. - HOMEOWNERS ASSOCIATION | ○ - FOUND PERMANENT CONTROL POINT
NAIL WITH 1.25" DISK STAMPED PCP L.B. #7741 | P.R.I. - POINT OF RADIAL INTERSECTION |
| L - ARC LENGTH | ○ - FOUND PERMANENT CONTROL POINT
NAIL WITH 1.25" DISK STAMPED PCP L.B. #7741 | P.S.M. - PROFESSIONAL SURVEYOR AND MAPPER |
| L.A.E. - LIMITED ACCESS EASEMENT | ○ - FOUND PERMANENT CONTROL POINT
NAIL WITH 1.25" DISK STAMPED PCP L.B. #7741 | P.T. - POINT OF TANGENCY |
| LB - LICENSED BUSINESS | ○ - FOUND PERMANENT CONTROL POINT
NAIL WITH 1.25" DISK STAMPED PCP L.B. #7741 | PUD - PLANNED UNIT DEVELOPMENT |
| L.E. - LANDSCAPE EASEMENT | ○ - FOUND PERMANENT CONTROL POINT
NAIL WITH 1.25" DISK STAMPED PCP L.B. #7741 | R - RADIUS |
| L.M.A.E. - LAKE MAINTENANCE ACCESS EASEMENT | ○ - FOUND PERMANENT CONTROL POINT
NAIL WITH 1.25" DISK STAMPED PCP L.B. #7741 | RAD - RADIAL |
| L.M.E. - LAKE MAINTENANCE EASEMENT | ○ - FOUND PERMANENT CONTROL POINT
NAIL WITH 1.25" DISK STAMPED PCP L.B. #7741 | R/W - RIGHT-OF-WAY |
| L.W.D. - LAKE WORTH DRAINAGE DISTRICT | ○ - FOUND PERMANENT CONTROL POINT
NAIL WITH 1.25" DISK STAMPED PCP L.B. #7741 | R.D. & D. - ROAD, DYKE AND DITCH RESERVATION |
| N.R. - NOT RADIAL | ○ - FOUND PERMANENT CONTROL POINT
NAIL WITH 1.25" DISK STAMPED PCP L.B. #7741 | S.I.D. - SEMINOLE IMPROVEMENT DISTRICT |
| N.R.T. - NOT RADIAL TO REAR LINE | ○ - FOUND PERMANENT CONTROL POINT
NAIL WITH 1.25" DISK STAMPED PCP L.B. #7741 | SIRC - SET 5/8" IRON ROD & CAP STAMPED "PRM LB7741" |
| N.T. - NON-TANGENT | ○ - FOUND PERMANENT CONTROL POINT
NAIL WITH 1.25" DISK STAMPED PCP L.B. #7741 | SN&D - SET MAGNETIC NAIL & DISK STAMPED "PRM LB7741" |
| N.T.S. - NOT TO SCALE | ○ - FOUND PERMANENT CONTROL POINT
NAIL WITH 1.25" DISK STAMPED PCP L.B. #7741 | S.T. - SURVEY TIE |
| O.R.B. - OFFICIAL RECORD BOOK | ○ - FOUND PERMANENT CONTROL POINT
NAIL WITH 1.25" DISK STAMPED PCP L.B. #7741 | TYP. - TYPICAL |
| | | U.E. - UTILITY EASEMENT |
| | | W.M.T. - WATER MANAGEMENT TRACT |
| | | N=780000.00 |
| | | E=930000.00 |
| | | STATE PLANE COORDINATE VALUE |

NOTES:
COORDINATES SHOWN ARE GRID COORDINATES DATUM = NAD 83 (1990 ADJUSTMENT)
ZONE = FLORIDA EAST ZONE
LINEAR UNIT = U.S. SURVEY FEET
COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION
ALL DISTANCES ARE GROUND (UNLESS OTHERWISE NOTED)
SCALE FACTOR = 1.0000
PLAT BEARING = GRID BEARING
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE



KEY MAP
N.T.S.

THIS INSTRUMENT WAS PREPARED BY
PERRY C. WHITE, P.S.M. 4213, STATE OF FLORIDA
SAND & HILLS SURVEYING, INC.
8461 LAKE WORTH ROAD, SUITE 410
LAKE WORTH, FLORIDA 33467
LB-7741

SILVER LAKE - PLAT ONE

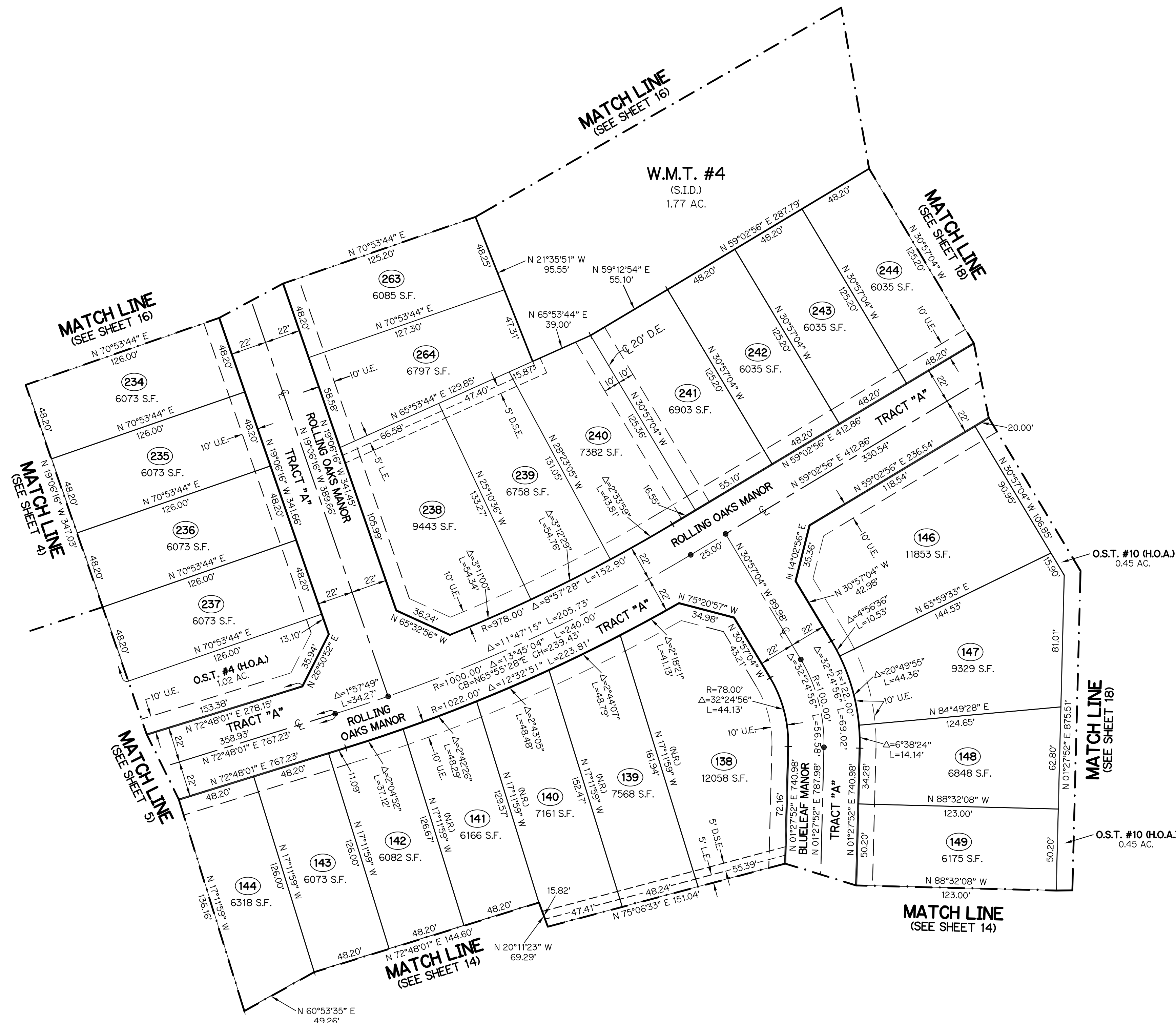
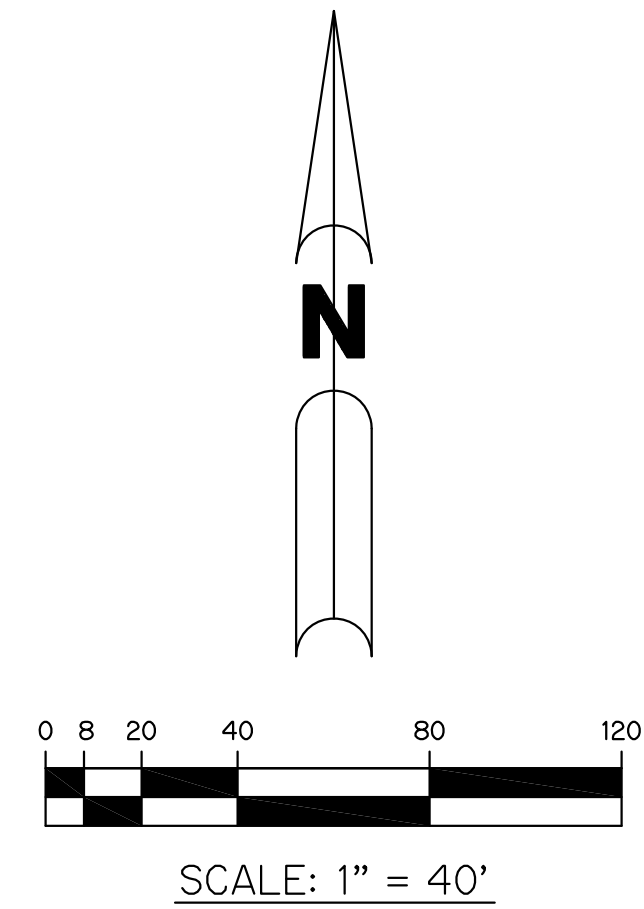
SH0350

SHEET 14 OF 23

SILVER LAKE - PLAT ONE

BEING A PART OF THE NORTH ONE-HALF (1/2) OF SECTIONS 7 AND 8, TOWNSHIP 43 SOUTH, RANGE 41 EAST, AND A REPLAT OF A PORTION OF TRACT OST #3, PERSIMMON BOULEVARD EAST - PLAT 5, AS RECORDED IN PLAT BOOK 135, PAGE 179, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN THE CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA

SHEET 15 OF 23



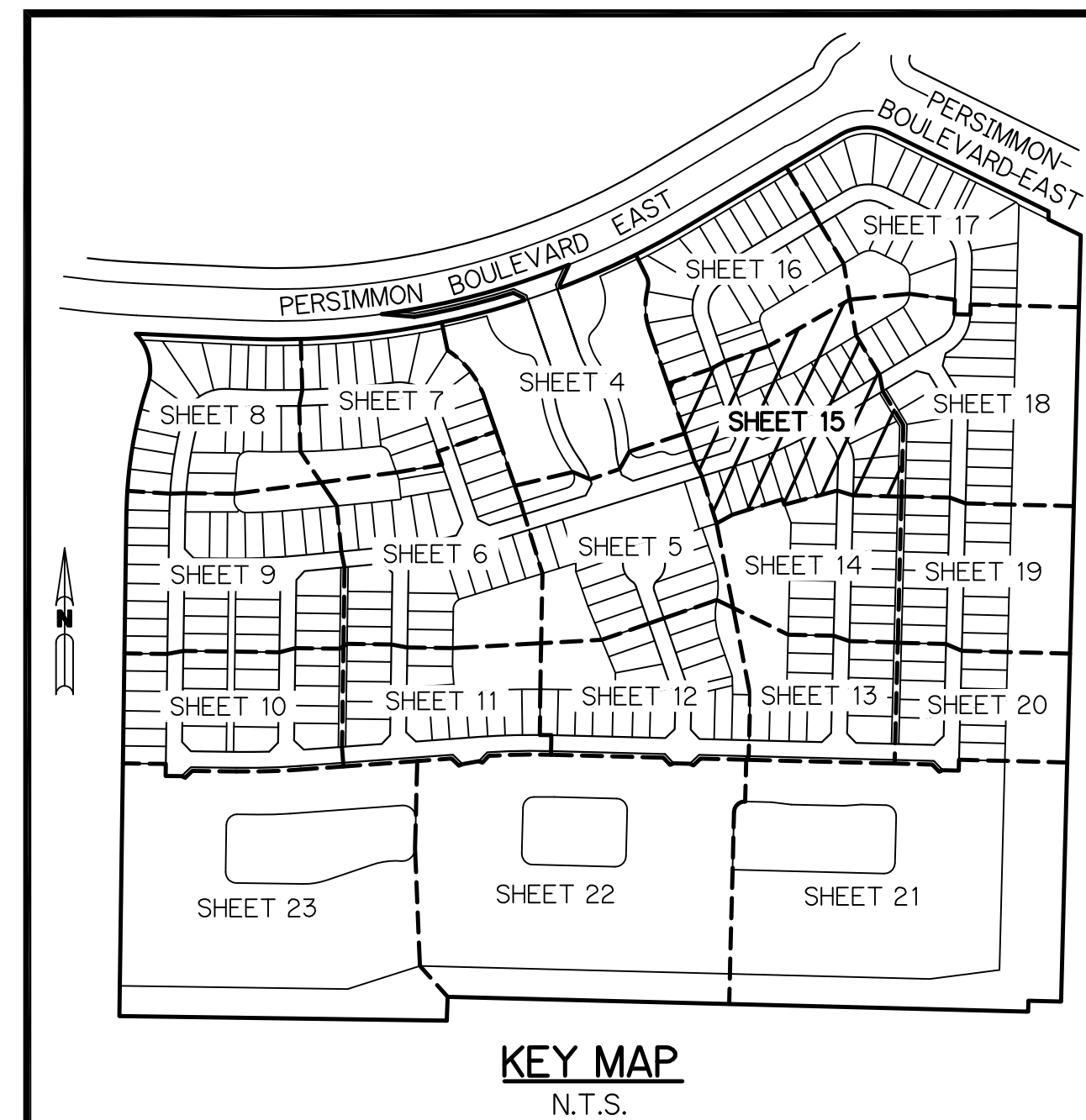
LEGEND:

■	- SET PERMANENT REFERENCE MONUMENT 4"x4" CONCRETE MONUMENT WITH 1.5" DISK STAMPED PRM L.B. #7741	O.S.T.	- OPEN SPACE TRACT
□	- FOUND PERMANENT REFERENCE MONUMENT 4"x4" CONCRETE MONUMENT WITH 1.5" DISK STAMPED PRM L.B. #7741	P.B.C.U.	- PALM BEACH COUNTY UTILITY EASEMENT
●	- SET PERMANENT CONTROL POINT NAIL WITH 1.25" DISK STAMPED PCP L.B. #7741	P.B.	- PLAT BOOK
○	- FOUND PERMANENT CONTROL POINT NAIL WITH 1.25" DISK STAMPED PCP L.B. #7741	P.C.	- POINT OF CURVATURE
AGR	- AGRICULTURAL	P.C.C.	- POINT OF COMPOUND CURVATURE
Δ	- DELTA ANGLE	P.C.P.	- PERMANENT CONTROL POINT
B.E.	- BUFFER EASEMENT	P.D.E.	- PUBLIC DRAINAGE EASEMENT
BLK	- BLOCK	PG.	- PAGE
CB	- CHORD BEARING	PGS.	- PAGES
CH	- CHORD DISTANCE	P.O.B.	- POINT OF BEGINNING
CL	- CENTERLINE	P.N.R.I.	- POINT OF NON-RADIAL INTERSECTION
D.B.	- DEED BOOK	P.N.T.I.	- POINT OF NON-TANGENT INTERSECTION
D.E.	- DRAINAGE EASEMENT (DEDICATED TO S.I.D.)	P.O.C.	- POINT OF COMMENCEMENT
D.E. (PRIVATE)	- DRAINAGE EASEMENT ("PRIVATE" TO H.O.A.)	P.O.I.	- POINT OF INTERSECTION
D.S.E.	- DRAINAGE SWALE EASEMENT	P.R.C.	- POINT OF REVERSE CURVATURE
ESMT	- EASEMENT	P.R.I.	- POINT OF RADIAL INTERSECTION
F.P.L.	- FLORIDA POWER & LIGHT	P.S.M.	- PROFESSIONAL SURVEYOR AND MAPPER
H.O.A.	- HOMEOWNERS ASSOCIATION	P.T.	- POINT OF TANGENCY
L	- ARC LENGTH	PUD	- PLANNED UNIT DEVELOPMENT
L.A.E.	- LIMITED ACCESS EASEMENT	R	- RADIUS
LB	- LICENSED BUSINESS	RAD	- RADIAL
L.E.	- LANDSCAPE EASEMENT	R/W	- RIGHT-OF-WAY
L.M.A.E.	- LAKE MAINTENANCE ACCESS EASEMENT	R. D. & D.	- ROAD, DYKE AND DITCH RESERVATION
L.M.E.	- LAKE MAINTENANCE EASEMENT	S.I.D.	- SEMINOLE IMPROVEMENT DISTRICT
L.W.D.	- LAKE WORTH DRAINAGE DISTRICT	SIRC	- SET 5/8" IRON ROD & CAP STAMPED "PRM LB7741"
NR	- NOT RADIAL	SN&D	- SET MAGNETIC NAIL & DISK STAMPED "PRM LB7741"
NR.T.	- NOT RADIAL TO REAR LINE	S.T.	- SURVEY TIE
N.T.	- NON-TANGENT	TYP.	- TYPICAL
N.T.S.	- NOT TO SCALE	U.E.	- UTILITY EASEMENT
O.R.B.	- OFFICIAL RECORD BOOK	W.M.T.	- WATER MANAGEMENT TRACT

N=780000.00
E=930000.00

STATE PLANE COORDINATE VALUE

NOTES:
COORDINATES SHOWN ARE GRID COORDINATES DATUM = NAD 83 (1990 ADJUSTMENT)
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LINEAR UNIT = U.S. SURVEY FEET
COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION
ALL DISTANCES ARE GROUND (UNLESS OTHERWISE NOTED)
SCALE FACTOR = 1.0000
PLAT BEARING = GRID BEARING
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE



THIS INSTRUMENT WAS PREPARED BY
PERRY C. WHITE, P.S.M. 4213, STATE OF FLORIDA
SAND & HILLS SURVEYING, INC.
8461 LAKE WORTH ROAD, SUITE 410
LAKE WORTH, FLORIDA 33467
LB-7741

SILVER LAKE - PLAT ONE

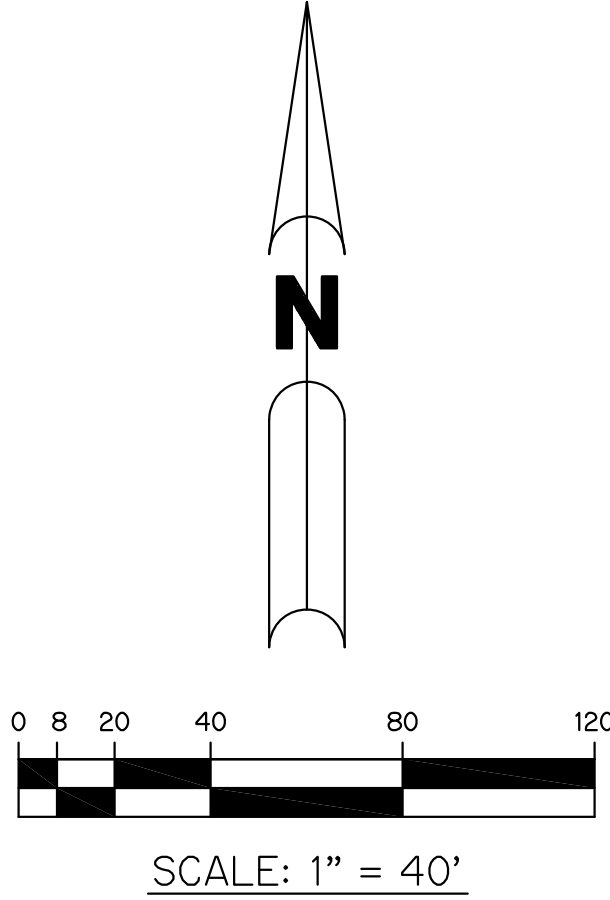
SH0350

SHEET 15 OF 23

SILVER LAKE - PLAT ONE

BEING A PART OF THE NORTH ONE-HALF (1/2) OF SECTIONS 7 AND 8, TOWNSHIP 43 SOUTH, RANGE 41 EAST, AND A REPLAT OF A PORTION OF TRACT OST #3, PERSIMMON BOULEVARD EAST - PLAT 5, AS RECORDED IN PLAT BOOK 135, PAGE 179, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN THE CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA

SHEET 16 OF 23

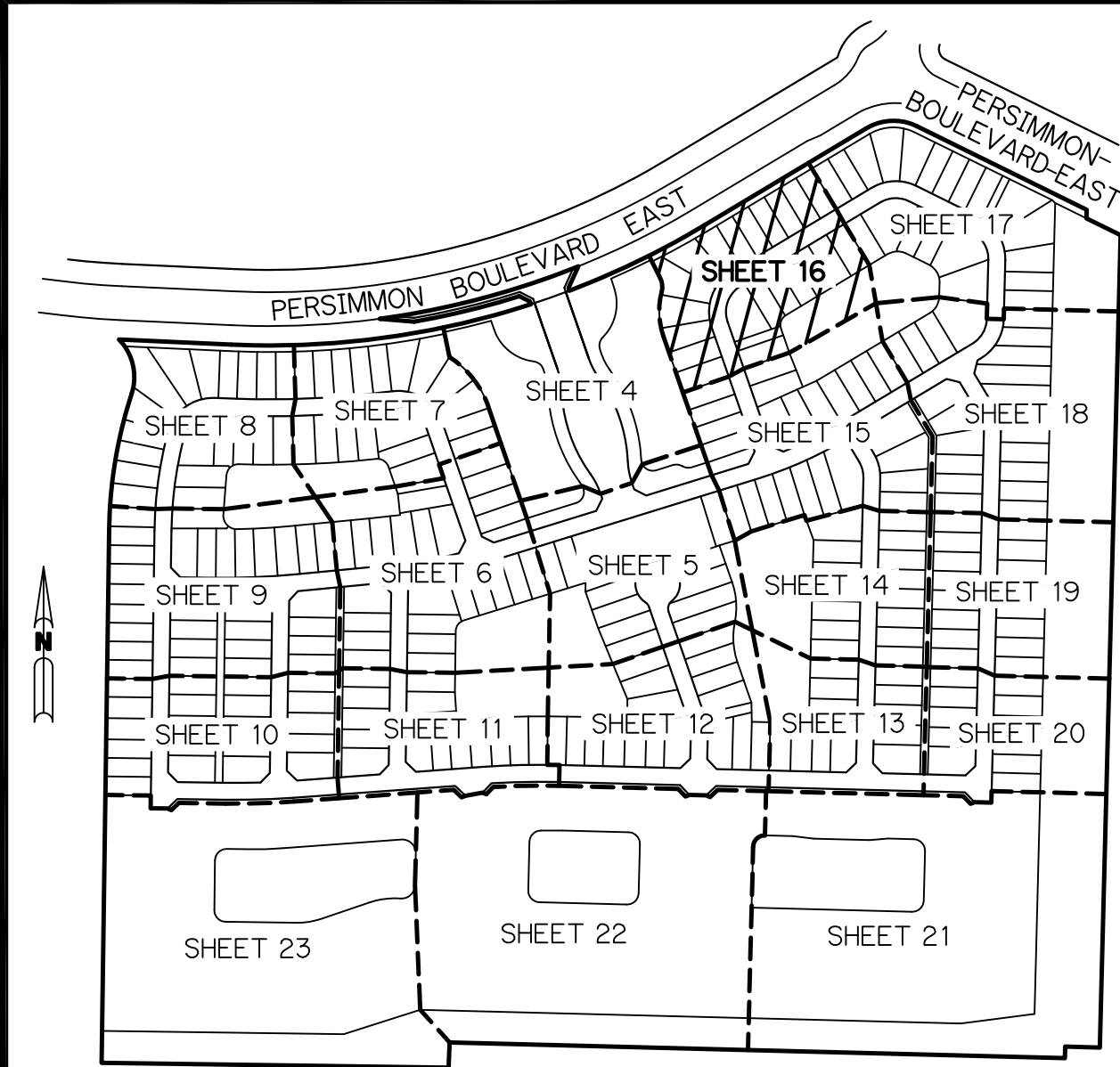


LEGEND:

- | | | | |
|--|--|--|--|
| ■ - SET PERMANENT REFERENCE MONUMENT
4"x4" CONCRETE MONUMENT WITH
1.5" DISK STAMPED PRM L.B. #7741 | ○ - FOUND PERMANENT REFERENCE MONUMENT
4"x4" CONCRETE MONUMENT WITH
1.5" DISK STAMPED PRM L.B. #7741 | ● - SET PERMANENT CONTROL POINT
NAIL WITH 1.25" DISK STAMPED PCP L.B. #7741 | ○ - FOUND PERMANENT CONTROL POINT
NAIL WITH 1.25" DISK STAMPED PCP L.B. #7741 |
| AGR - AGRICULTURAL | B.E. - BUFFER EASEMENT | BLK - BLOCK | CB - CHORD BEARING |
| CH - CHORD DISTANCE | CL - CENTERLINE | D.B. - DEED BOOK | D.E. - DRAINAGE EASEMENT (DEDICATED TO S.I.D.) |
| D.E. (PRIVATE) - DRAINAGE EASEMENT ("PRIVATE" TO H.O.A.) | D.S.E. - DRAINAGE SWALE EASEMENT | ESMT - EASEMENT | F.P.L. - FLORIDA POWER & LIGHT |
| H.O.A. - HOMEOWNERS ASSOCIATION | L - ARC LENGTH | L.A.E. - LIMITED ACCESS EASEMENT | LB - LICENSED BUSINESS |
| L.E. - LANDSCAPE EASEMENT | L.M.A.E. - LAKE MAINTENANCE ACCESS EASEMENT | L.M.E. - LAKE MAINTENANCE EASEMENT | L.W.D. - LAKE WORTH DRAINAGE DISTRICT |
| N.R. - NOT RADIAL | N.R.T. - NOT RADIAL TO REAR LINE | N.T. - NON-TANGENT | N.T.S. - NOT TO SCALE |
| O.R.B. - OFFICIAL RECORD BOOK | | | |
| | | | O.S.T. - OPEN SPACE TRACT |
| | | | P.B.C.C. - PALM BEACH COUNTY |
| | | | P.B.C.U.E. - PALM BEACH COUNTY UTILITY EASEMENT |
| | | | P.B. - PLAT BOOK |
| | | | P.C. - POINT OF CURVATURE |
| | | | P.C.C. - POINT OF COMPOUND CURVATURE |
| | | | P.C.P. - PERMANENT CONTROL POINT |
| | | | P.D.E. - PUBLIC DRAINAGE EASEMENT |
| | | | PG. - PAGE |
| | | | PGS. - PAGES |
| | | | P.O.B. - POINT OF BEGINNING |
| | | | P.N.R.I. - POINT OF NON-RADIAL INTERSECTION |
| | | | P.N.T.I. - POINT OF NON-TANGENT INTERSECTION |
| | | | P.O.C. - POINT OF COMMENCEMENT |
| | | | P.O.I. - POINT OF INTERSECTION |
| | | | P.R.C. - POINT OF REVERSE CURVATURE |
| | | | P.R.I. - POINT OF RADIAL INTERSECTION |
| | | | P.S.M. - PROFESSIONAL SURVEYOR AND MAPPER |
| | | | P.T. - POINT OF TANGENCY |
| | | | PUD - PLANNED UNIT DEVELOPMENT |
| | | | R - RADIUS |
| | | | RAD - RADIAL |
| | | | R/W - RIGHT-OF-WAY |
| | | | R.D. & D. - ROAD, DYKE AND DITCH RESERVATION |
| | | | S.I.D. - SEMINOLE IMPROVEMENT DISTRICT |
| | | | SIRC - SET 5/8" IRON ROD & CAP STAMPED "PRM LB7741" |
| | | | SN&D - SET MAGNETIC NAIL & DISK STAMPED "PRM LB7741" |
| | | | S.T. - SURVEY TIE |
| | | | TYP. - TYPICAL |
| | | | U.E. - UTILITY EASEMENT |
| | | | W.M.T. - WATER MANAGEMENT TRACT |
| | | | N=780000.00 |
| | | | E=930000.00 |
| | | | STATE PLANE COORDINATE VALUE |

NOTES:

COORDINATES SHOWN ARE GRID COORDINATES DATUM = NAD 83 (1990 ADJUSTMENT)
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ALL DISTANCES ARE GROUND (UNLESS OTHERWISE NOTED)
SCALE FACTOR = 1.0000
PLAT BEARING = GRID BEARING
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE



KEY MAP
N.T.S.

THIS INSTRUMENT WAS PREPARED BY
PERRY C. WHITE, P.S.M. 4213, STATE OF FLORIDA
SAND & HILLS SURVEYING, INC.
8461 LAKE WORTH ROAD, SUITE 410
LAKE WORTH, FLORIDA 33467
LB-7741

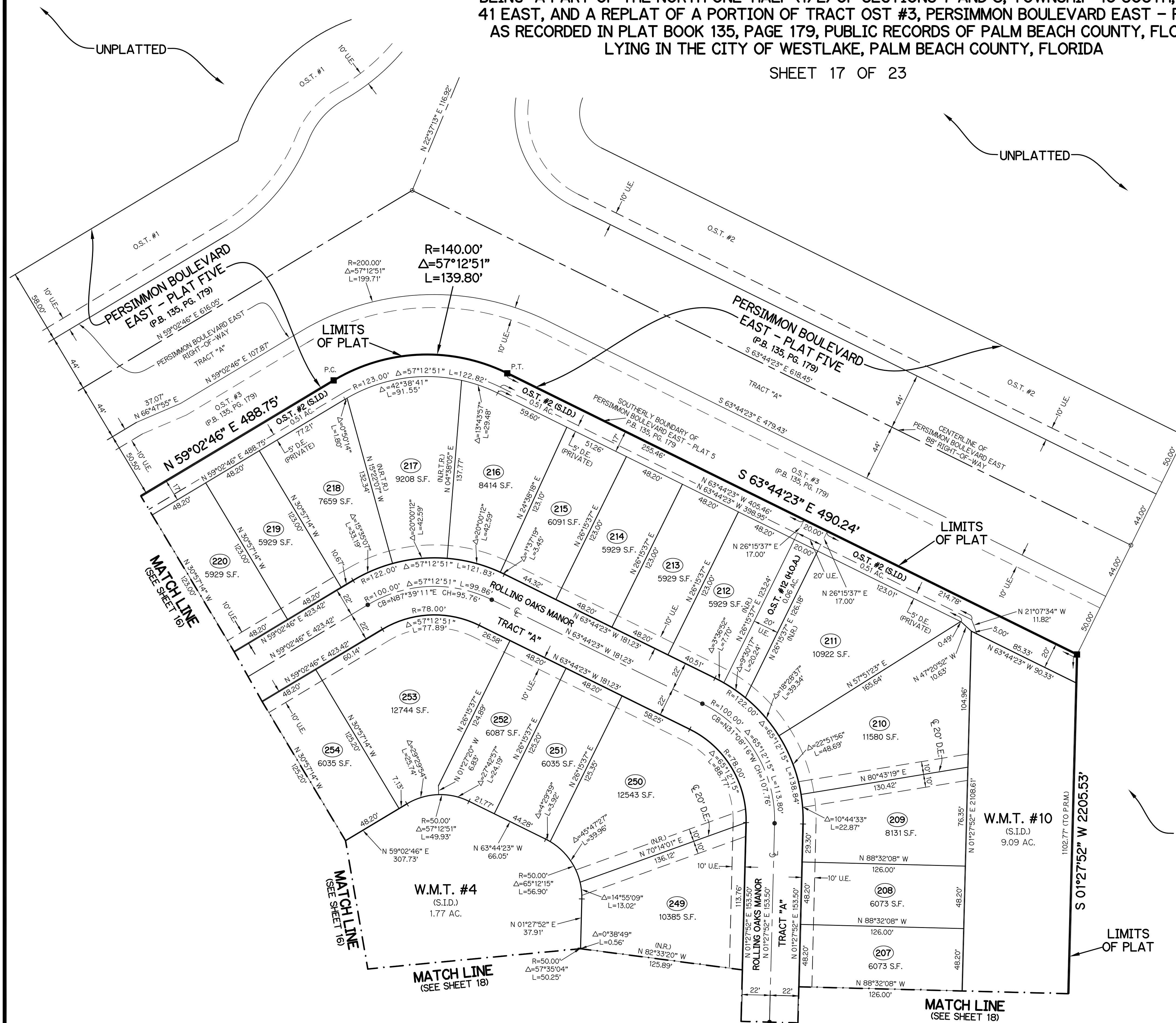
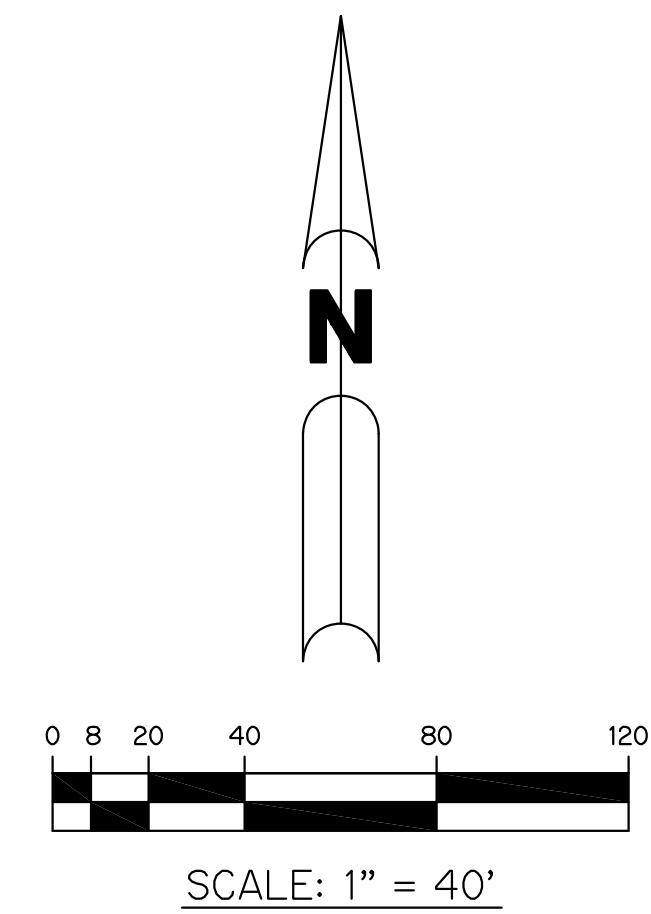
SILVER LAKE - PLAT ONE

SH0350

SHEET 16 OF 23

BEING A PART OF THE NORTH ONE-HALF (1/2) OF SECTIONS 7 AND 8, TOWNSHIP 43 SOUTH, RANGE 41 EAST, AND A REPLAT OF A PORTION OF TRACT OST #3, PERSIMMON BOULEVARD EAST - PLAT 5, AS RECORDED IN PLAT BOOK 135, PAGE 179, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN THE CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA

SHEET 17 OF 23

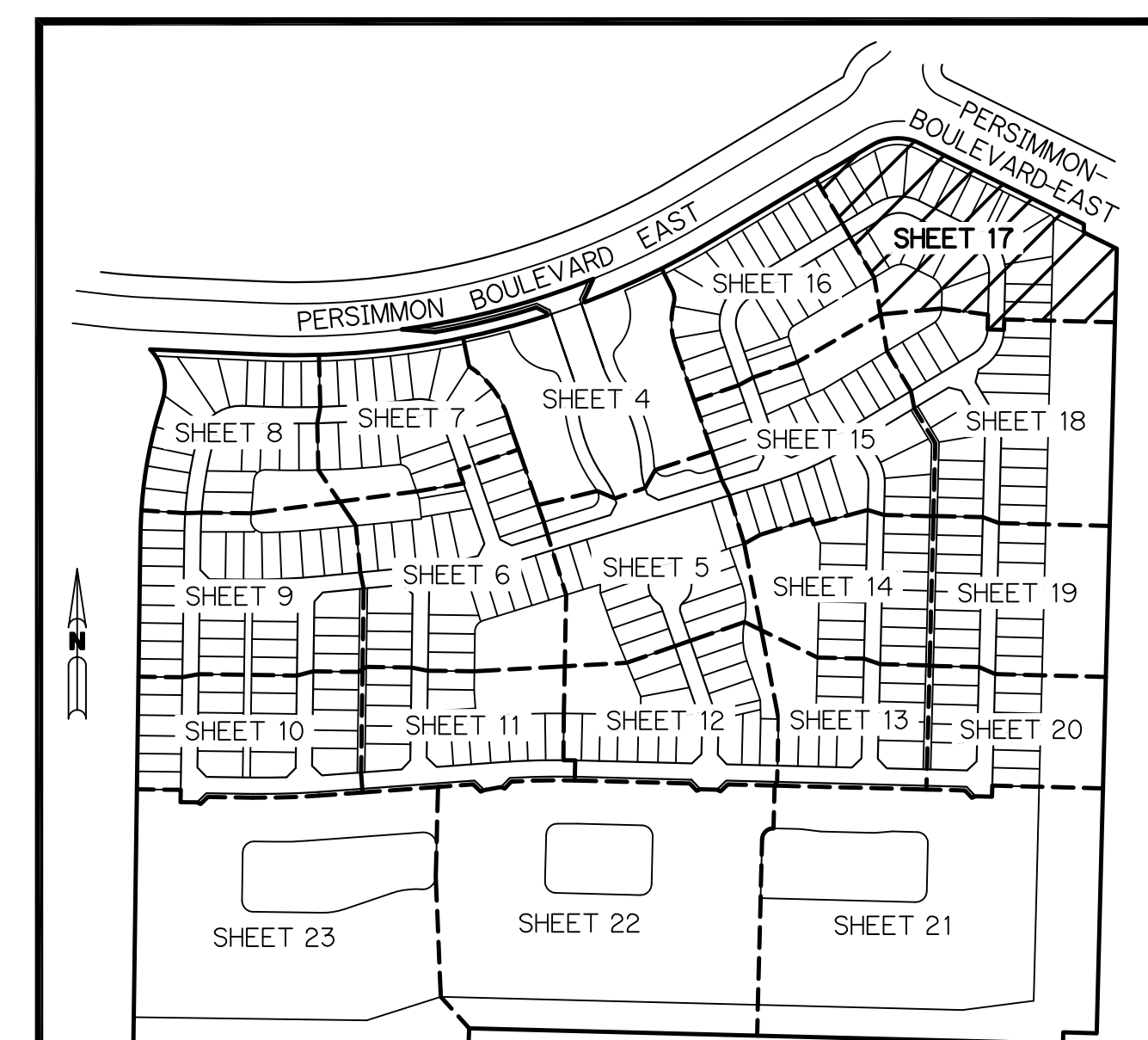


LEGEND:

- | | | | |
|----------------|--|-------------|---|
| ■ | - SET PERMANENT REFERENCE MONUMENT
4"X4" CONCRETE MONUMENT WITH
1.5" DISK STAMPED PRM L.B. #7741 | O.S.T. | - OPEN SPACE TRACT |
| B.E." | - FOUND PERMANENT MONUMENT WITH
1.5" DISK STAMPED PRM L.B. #7741 | P.B.G.O. | - PALM BEACH COUNTY |
| □ | - FOUND PERMANENT REFERENCE MONUMENT
4"X4" CONCRETE MONUMENT WITH
1.5" DISK STAMPED PRM L.B. #7741 | P.B.C.U.E. | - PALM BEACH COUNTY UTILITY EASEMENT |
| ● | - SET PERMANENT CONTROL POINT
NAIL WITH 1.25" DISK STAMPED PCP L.B. #7741 | P.B. | - PLAT BOOK |
| ○ | - FOUND PERMANENT CONTROL POINT
NAIL WITH 1.25" DISK STAMPED PCP L.B. #7741 | P.C. | - POINT OF CURVATURE |
| AGR | - AGRICULTURAL | P.C.C. | - POINT OF COMPOUND CURVATURE |
| Δ | - DELTA ANGLE | P.C.P. | - PERMANENT CONTROL POINT |
| B. | - BUFFER EASEMENT | P.D.E. | - PUBLIC DRAINAGE EASEMENT |
| BLK | - BLOCK | PG. | - PAGE |
| CB | - CHORD BEARING | PGS. | - PAGES |
| CH | - CHORD DISTANCE | P.O.B. | - POINT OF BEGINNING |
| ⊙ | - CENTERLINE | P.N.R.I. | - POINT OF NON-RADIAL INTERSECTION |
| D.B. | - DEED BOOK | P.N.T.I. | - POINT OF NON-TANGENT INTERSECTION |
| D.E. | - DRAINAGE EASEMENT (DEDICATED TO S.I.D.) | P.O.C. | - POINT OF COMMENCEMENT |
| D.E. (PRIVATE) | - DRAINAGE EASEMENT ("PRIVATE" TO H.O.A.) | P.O.I. | - POINT OF INTERSECTION |
| D.S.E. | - DRAINAGE SWALE EASEMENT | P.R.C. | - POINT OF REVERSE CURVATURE |
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| H.O.A. | - HOMEOWNERS ASSOCIATION | P.T. | - POINT OF TANGENCY |
| L | - ARC LENGTH | PUO | - PLANNED UNIT DEVELOPMENT |
| L.A.E. | - LIMITED ACCESS EASEMENT | R | - RADIUS |
| LB | - LICENSED BUSINESS | RAD | - RADIAL |
| L.E. | - LANDSCAPE EASEMENT | R/W | - RIGHT-OF-WAY |
| L.M.A.E. | - LAKE MAINTENANCE ACCESS EASEMENT | R. D. & D. | - ROAD, DYKE AND DITCH RESERVATION |
| L.M.E. | - LAKE MAINTENANCE EASEMENT | S.I.D. | - SEMINOLE IMPROVEMENT DISTRICT |
| L.W.D.D. | - LAKE WORTH DRAINAGE DISTRICT | SIRC | - SET 5/8" IRON ROD & CAP STAMPED "PRM LB7741" |
| N.R. | - NOT RADIAL | SN&D | - SET MAGNETIC NAIL & DISK STAMPED "PRM LB7741" |
| N.R.T.R. | - NOT RADIAL TO REAR LINE | S.T. | - SURVEY TIE |
| N.T. | - NON-TANGENT | TYP. | - TYPICAL |
| N.T.S. | - NOT TO SCALE | U. | - UTILITY EASEMENT |
| O.R.B. | - OFFICIAL RECORD BOOK | W.M.T. | - WATER MANAGEMENT TRACT |
| | | N=780000.00 | E=730000.00 STATE PLANE COORDINATE VALUE |

NOTES:

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 ZONE = FLORIDA EAST ZONE
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 SCALE FACTOR = 1.0000
 PLAT BEARING = GRID BEARING
 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE



KEY MAP
N.T.S.

SILVER LAKE - PLAT ONE

SH0350

SHEET 17 OF 23

THIS INSTRUMENT WAS PREPARED BY
PERRY C. WHITE, P.S.M. 4213, STATE OF FLORIDA
SAND & HILLS SURVEYING, INC.
8461 LAKE WORTH ROAD, SUITE 410
LAKE WORTH, FLORIDA 33467
LB-7741

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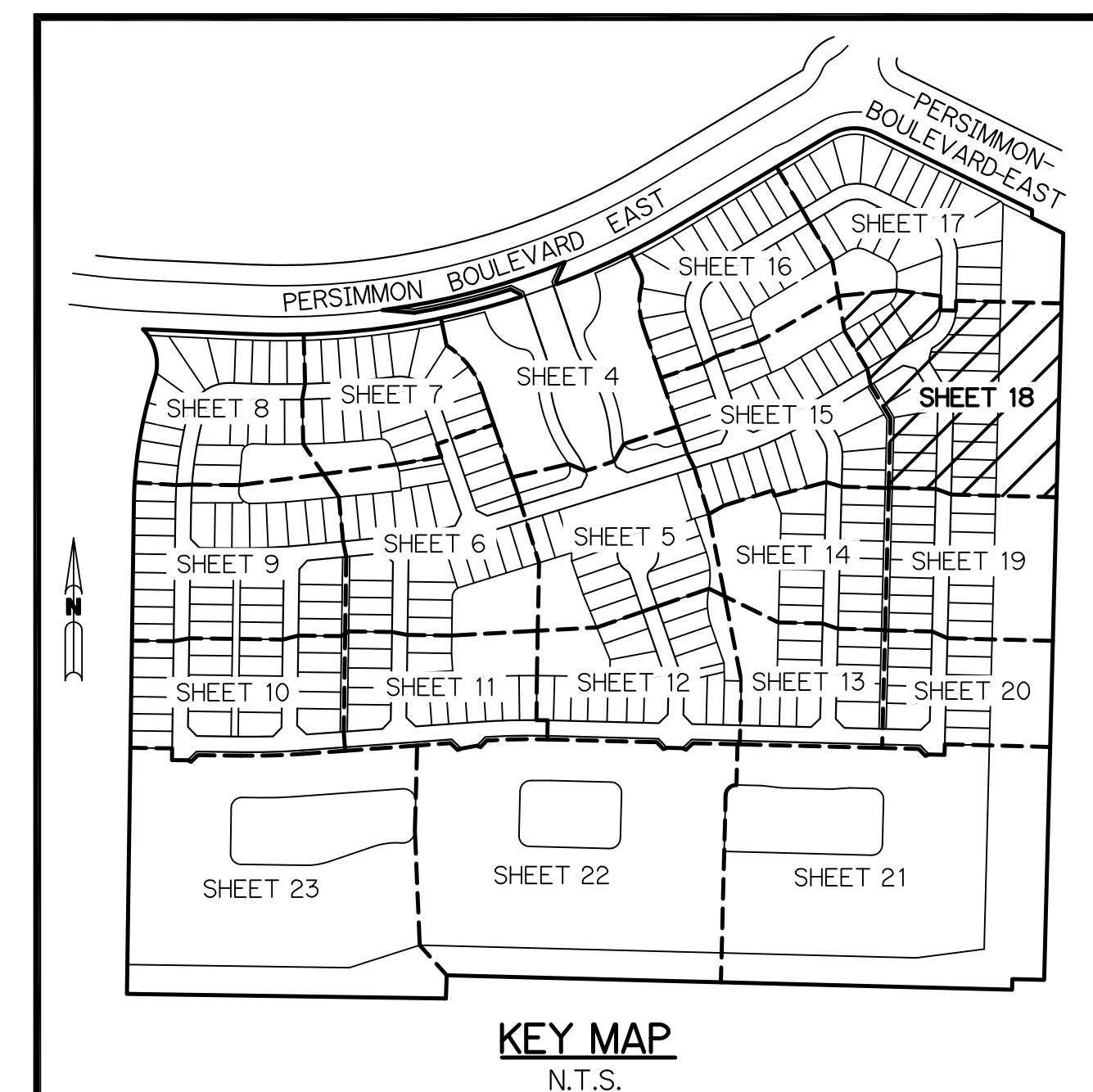


LIMITS OF PLATE

— UNPLATTED

- | <u>LEGEND:</u> | |
|---|--|
| ■ - SET PERMANENT REFERENCE MONUMENT | O.S.T. - OPEN SPACE TRACT |
| 4"x4" CONCRETE MONUMENT WITH | P.B.C.U. - PALM BEACH COUNTY |
| 1.5" DISK STAMPED PRM L.B. #7741 | P.B.C.U.E. - PALM BEACH COUNTY UTILITY EASEMENT |
| □ - FOUND PERMANENT REFERENCE MONUMENT | P.B. - PLAT BOOK |
| 4"x4" CONCRETE MONUMENT WITH | P.C. - POINT OF CURVATURE |
| 1.5" DISK STAMPED PRM L.B. #7741 | P.C.C. - POINT OF COMPOUND CURVATURE |
| ● - SET PERMANENT CONTROL POINT | P.C.P. - PERMANENT CONTROL POINT |
| ○ - NAIL WITH 1.25" DISK STAMPED PCP L.B. #7741 | P.D.E. - PUBLIC DRAINAGE EASEMENT |
| ● - FOUND PERMANENT CONTROL POINT | PG. - PAGE |
| NAIL WITH 1.25" DISK STAMPED PCP L.B. #7741 | PGS. - PAGES |
| AGR - AGRICULTURAL | P.O.B. - POINT OF BEGINNING |
| Δ - DELTA ANGLE | P.N.R.I. - POINT OF NON-RADIAL INTERSECTION |
| B.E. - BUFFER EASEMENT | P.N.T. - POINT OF NON-TANGENT INTERSECTION |
| BLK - BLOCK | P.O.C. - POINT OF COMMENCEMENT |
| CB - CHORD BEARING | P.O.I. - POINT OF INTERSECTION |
| CH - CHORD DISTANCE | P.R.C. - POINT OF REVERSE CURVATURE |
| CL - CENTERLINE | P.R.I. - POINT OF RADIAL INTERSECTION |
| D. - DEED BOOK | P.S.M. - PROFESSIONAL SURVEYOR AND MAPPER |
| D.E. - DRAINAGE EASEMENT (DEDICATED TO S.I.D.) | P.T. - POINT OF TANGENCY |
| D.E. - DRAINAGE EASEMENT ("PRIVATE" TO H.O.A.) | PUD - PLANNED UNIT DEVELOPMENT |
| D.S.E. - DRAINAGE SWALE EASEMENT | R - RADIUS |
| ESMT - EASEMENT | RAD - RADIAL |
| F.P.L. - FLORIDA POWER & LIGHT | R/W - RIGHT-OF-WAY |
| H.O.A. - HOMEOWNERS ASSOCIATION | R/D, R/D, ROAD, DYKE AND DITCH RESERVATION |
| L - ARC LENGTH | S.I.D. - SEMINOLE IMPROVEMENT DISTRICT |
| L.A.E. - LIMITED ACCESS EASEMENT | SIRC - SET 5/8" IRON ROD & CAP STAMPED "PRM LB7741" |
| LB - LICENSED BUSINESS | SN&D - SET MAGNETIC NAIL & DISK STAMPED "PRM LB7741" |
| L.E. - LANDSCAPE EASEMENT | S.T. - SURVEY TIE |
| L.M.A.E. - LAKE MAINTENANCE ACCESS EASEMENT | TYP. - TYPICAL |
| L.M.E. - LAKE MAINTENANCE EASEMENT | UE. - UTILITY EASEMENT |
| L.W.D.D. - LAKE WORTH DRAINAGE DISTRICT | W.M.T. - WATER MANAGEMENT TRACT |
| NR - NOT RADIAL | |
| N.R.T.R. - NOT RADIAL TO REAR LINE | N=780000.00 |
| N.T. - NON-TANGENT | E=930000.00 |
| N.T.S. - NOT TO SCALE | STATE PLANE COORDINATE VALUE |
| O.R.B. - OFFICIAL RECORD BOOK | |

COORDINATES SHOWN ARE GRID COORDINATES DATUM = NAD 83 (1990 ADJUSTMENT)
 ZONE = FLORIDA EAST ZONE
 LINEAR UNIT = U.S. SURVEY FEET
 COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION
 ALL DISTANCES ARE GROUND (UNLESS OTHERWISE NOTED)
 SCALE FACTOR = 1.0000
 PLAT BEARING = GRID BEARING
 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

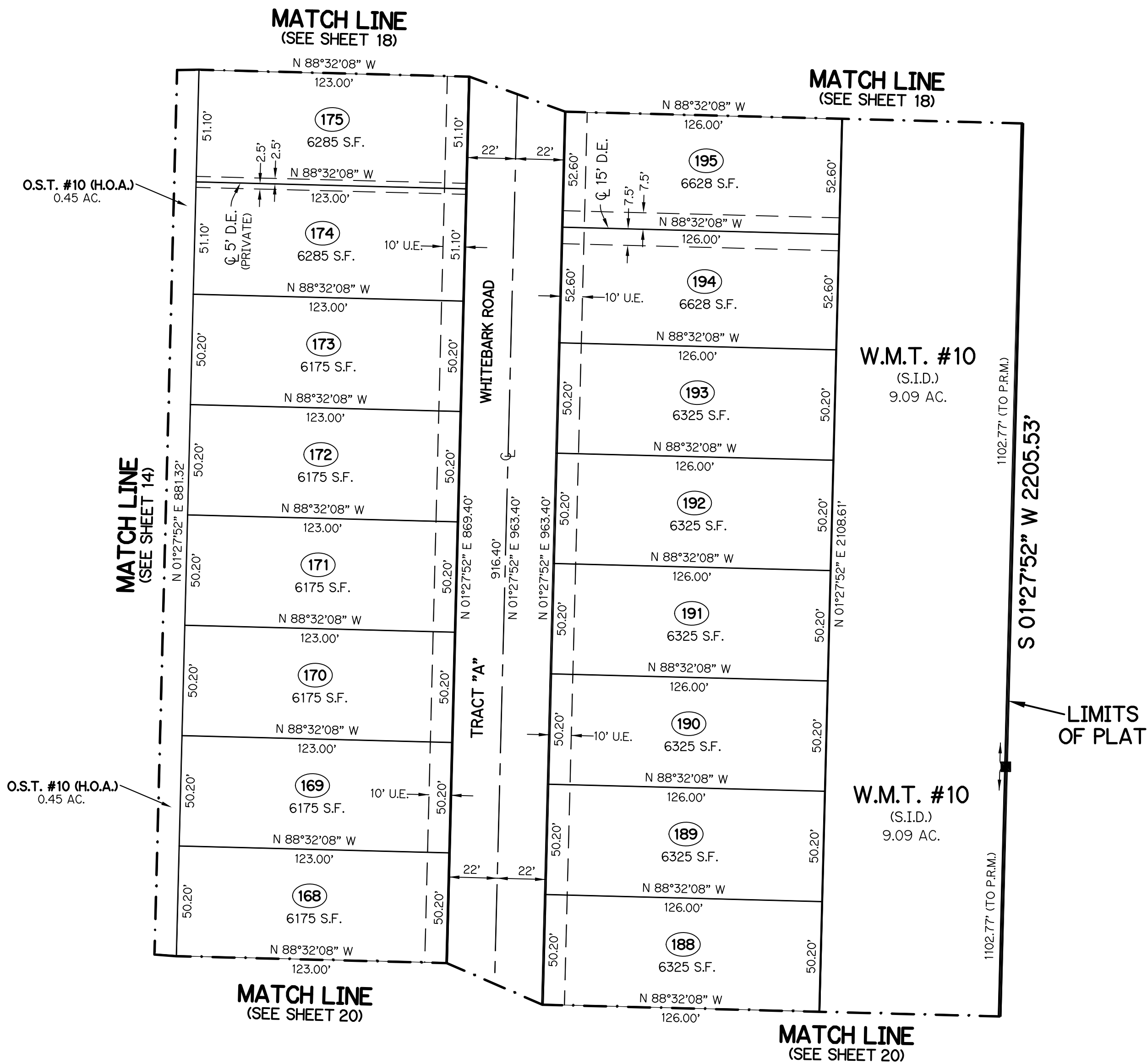
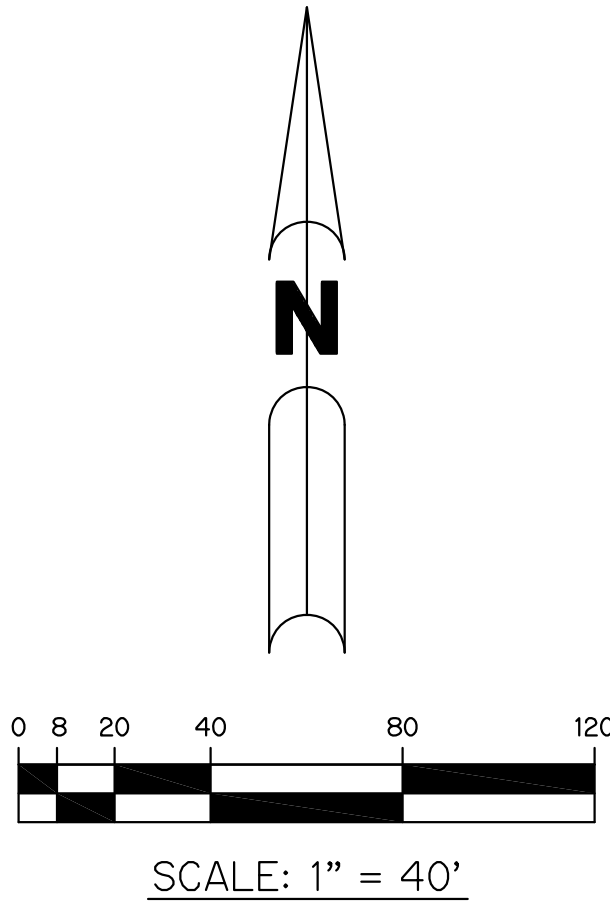


SILVER LAKE - PLAT ONE	
SH0350	SHEET 18 OF 23

SILVER LAKE - PLAT ONE

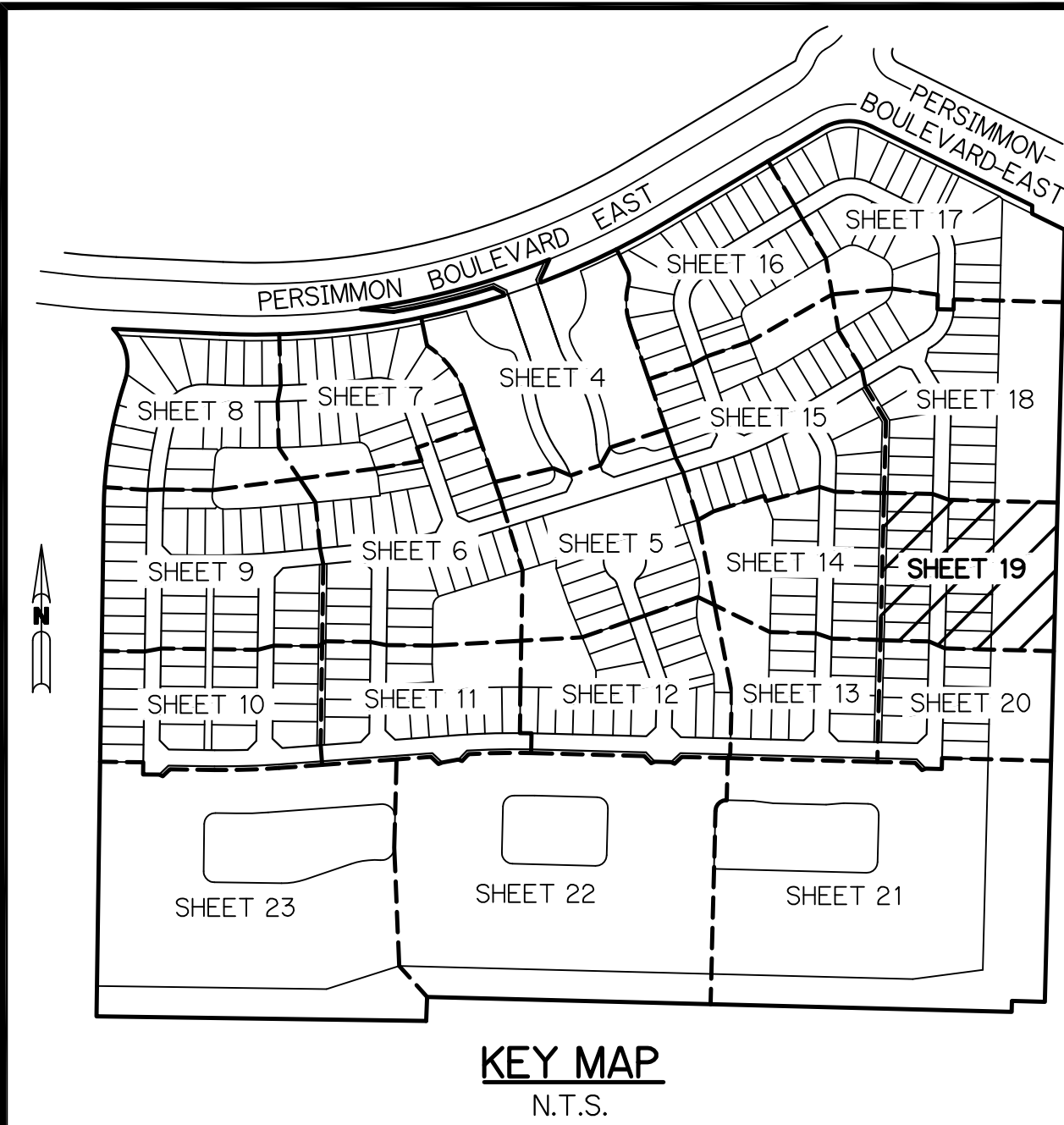
BEING A PART OF THE NORTH ONE-HALF (1/2) OF SECTIONS 7 AND 8, TOWNSHIP 43 SOUTH, RANGE 41 EAST, AND A REPLAT OF A PORTION OF TRACT OST #3, PERSIMMON BOULEVARD EAST - PLAT 5, AS RECORDED IN PLAT BOOK 135, PAGE 179, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN THE CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA

SHEET 19 OF 23



- LEGEND:**
- | | | | |
|----------|--|-------------|---|
| ■ | - SET PERMANENT REFERENCE MONUMENT
4"x4" CONCRETE MONUMENT WITH
1.5" DISK STAMPED PRM L.B. #7741 | O.S.T. | - OPEN SPACE TRACT |
| □ | - FOUND PERMANENT REFERENCE MONUMENT
4"x4" CONCRETE MONUMENT WITH
1.5" DISK STAMPED PRM L.B. #7741 | P.B.C.U.E. | - PALM BEACH COUNTY UTILITY EASEMENT |
| ● | - SET PERMANENT CONTROL POINT
NAIL WITH 1.25" DISK STAMPED PCP L.B. #7741 | P.B. | - PLAT BOOK |
| ○ | - FOUND PERMANENT CONTROL POINT
NAIL WITH 1.25" DISK STAMPED PCP L.B. #7741 | P.C. | - POINT OF CURVATURE |
| AGR | - AGRICULTURAL | P.C.C. | - POINT OF COMPOUND CURVATURE |
| Δ | - DELTA ANGLE | P.C.P. | - PERMANENT CONTROL POINT |
| B.E. | - BUFFER EASEMENT | P.D.E. | - PUBLIC DRAINAGE EASEMENT |
| BLK | - BLOCK | PG. | - PAGE |
| CB | - CHORD BEARING | PGS. | - PAGES |
| CH | - CHORD DISTANCE | P.O.B. | - POINT OF BEGINNING |
| CL | - CENTERLINE | P.N.R.I. | - POINT OF NON-RADIAL INTERSECTION |
| D.B. | - DEED BOOK | P.N.T.I. | - POINT OF NON-TANGENT INTERSECTION |
| D.E. | - DRAINAGE EASEMENT (DEDICATED TO S.I.D.) | P.O.C. | - POINT OF COMMENCEMENT |
| D.S.E. | - DRAINAGE SWALE EASEMENT | P.O.I. | - POINT OF INTERSECTION |
| ESMT | - EASEMENT | P.R.C. | - POINT OF REVERSE CURVATURE |
| F.P.L. | - FLORIDA POWER & LIGHT | P.R.I. | - POINT OF RADIAL INTERSECTION |
| H.O.A. | - HOMEOWNERS ASSOCIATION | P.S.M. | - PROFESSIONAL SURVEYOR AND MAPPER |
| L | - ARC LENGTH | P.T. | - POINT OF TANGENCY |
| L.A.E. | - LIMITED ACCESS EASEMENT | PUD | - PLANNED UNIT DEVELOPMENT |
| LB | - LICENSED BUSINESS | R | - RADIUS |
| L.E. | - LANDSCAPE EASEMENT | RAD | - RADIAL |
| L.M.A.E. | - LAKE MAINTENANCE ACCESS EASEMENT | R/W | - RIGHT-OF-WAY |
| L.M.E. | - LAKE MAINTENANCE EASEMENT | R. D. & D. | - ROAD, DYKE AND DITCH RESERVATION |
| L.W.D.D. | - LAKE WORTH DRAINAGE DISTRICT | S.I.D. | - SEMINOLE IMPROVEMENT DISTRICT |
| N.R. | - NOT RADIAL | SIRC | - SET 5/8" IRON ROD & CAP STAMPED "PRM LB7741" |
| N.R.T. | - NOT RADIAL TO REAR LINE | SN&D | - SET MAGNETIC NAIL & DISK STAMPED "PRM LB7741" |
| N.T. | - NON-TANGENT | S.T. | - SURVEY TIE |
| N.T.S. | - NOT TO SCALE | TYP. | - TYPICAL |
| O.R.B. | - OFFICIAL RECORD BOOK | U.E. | - UTILITY EASEMENT |
| | | W.M.T. | - WATER MANAGEMENT TRACT |
| | | N=780000.00 | - STATE PLANE COORDINATE VALUE |
| | | E=930000.00 | |

NOTES:
COORDINATES SHOWN ARE GRID COORDINATES DATUM = NAD 83 (1990 ADJUSTMENT)
ZONE = FLORIDA EAST ZONE
LINEAR UNIT = U.S. SURVEY FEET
COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION
ALL DISTANCES ARE GROUND (UNLESS OTHERWISE NOTED)
SCALE FACTOR = 1.0000
PLAT BEARING = GRID BEARING
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

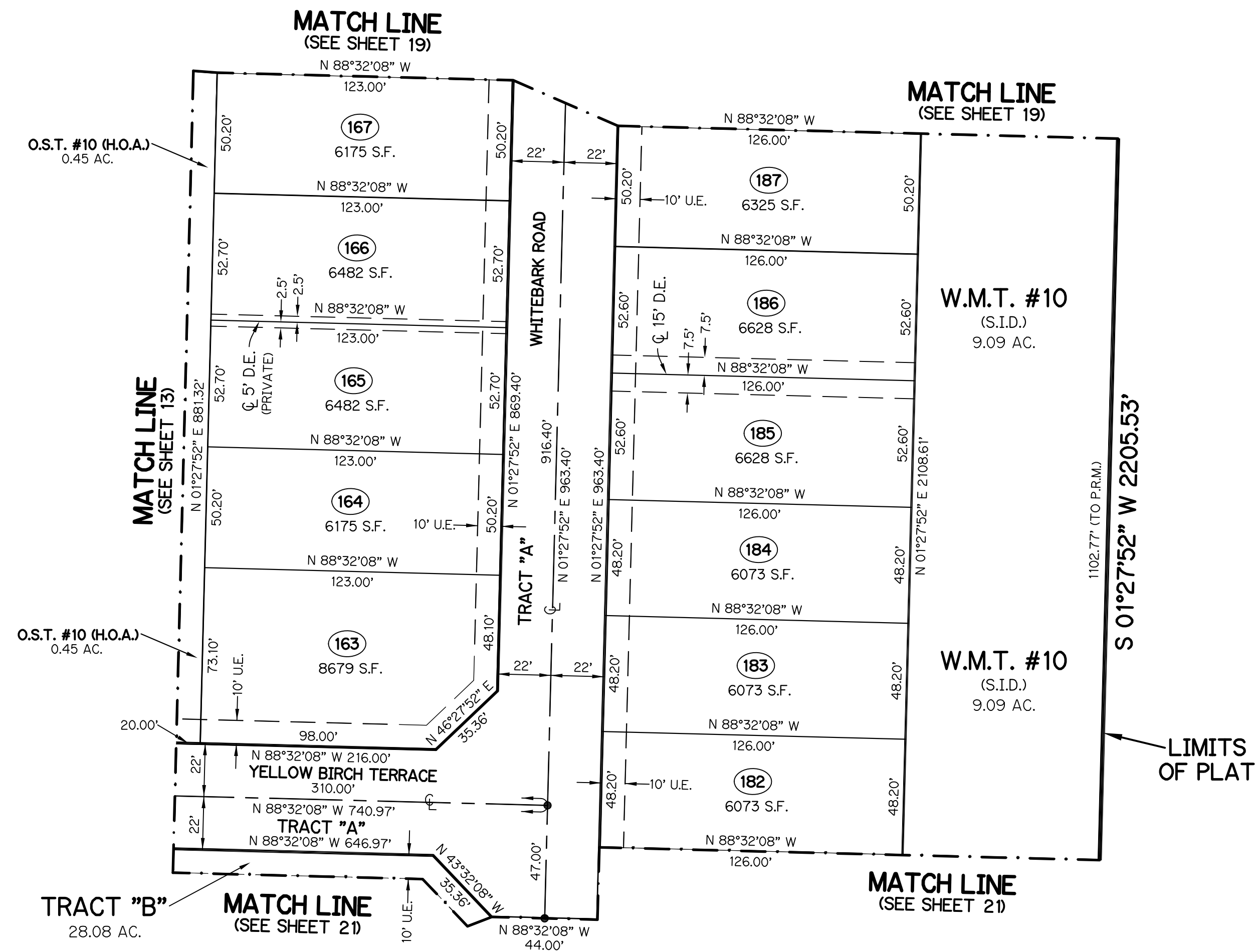
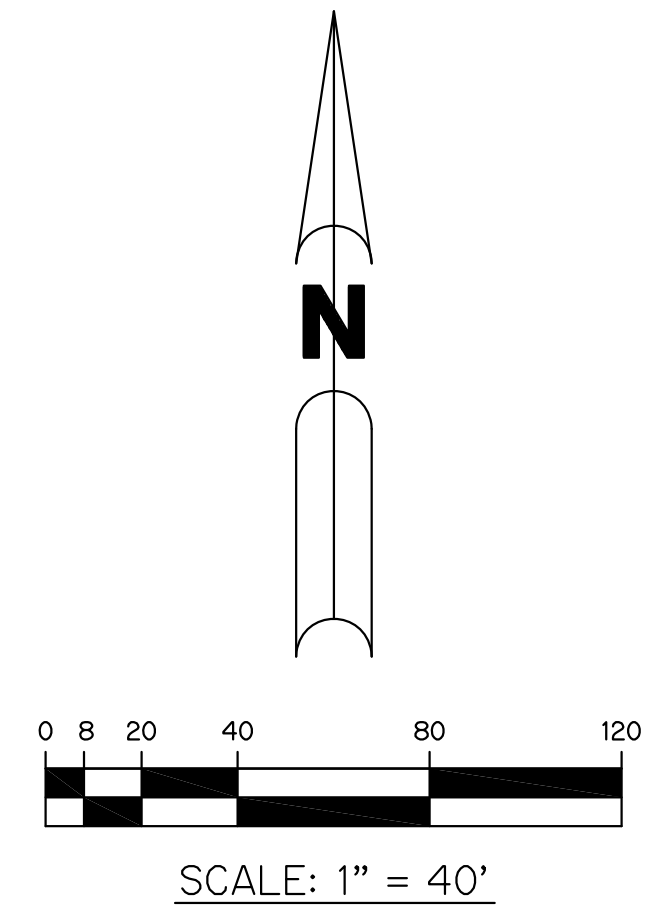


THIS INSTRUMENT WAS PREPARED BY
PERRY C. WHITE, P.S.M. 4213, STATE OF FLORIDA
SAND & HILLS SURVEYING, INC.
8461 LAKE WORTH ROAD, SUITE 410
LAKE WORTH, FLORIDA 33467
LB-7741

SILVER LAKE - PLAT ONE

BEING A PART OF THE NORTH ONE-HALF (1/2) OF SECTIONS 7 AND 8, TOWNSHIP 43 SOUTH, RANGE 41 EAST, AND A REPLAT OF A PORTION OF TRACT OST #3, PERSIMMON BOULEVARD EAST - PLAT 5, AS RECORDED IN PLAT BOOK 135, PAGE 179, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN THE CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA

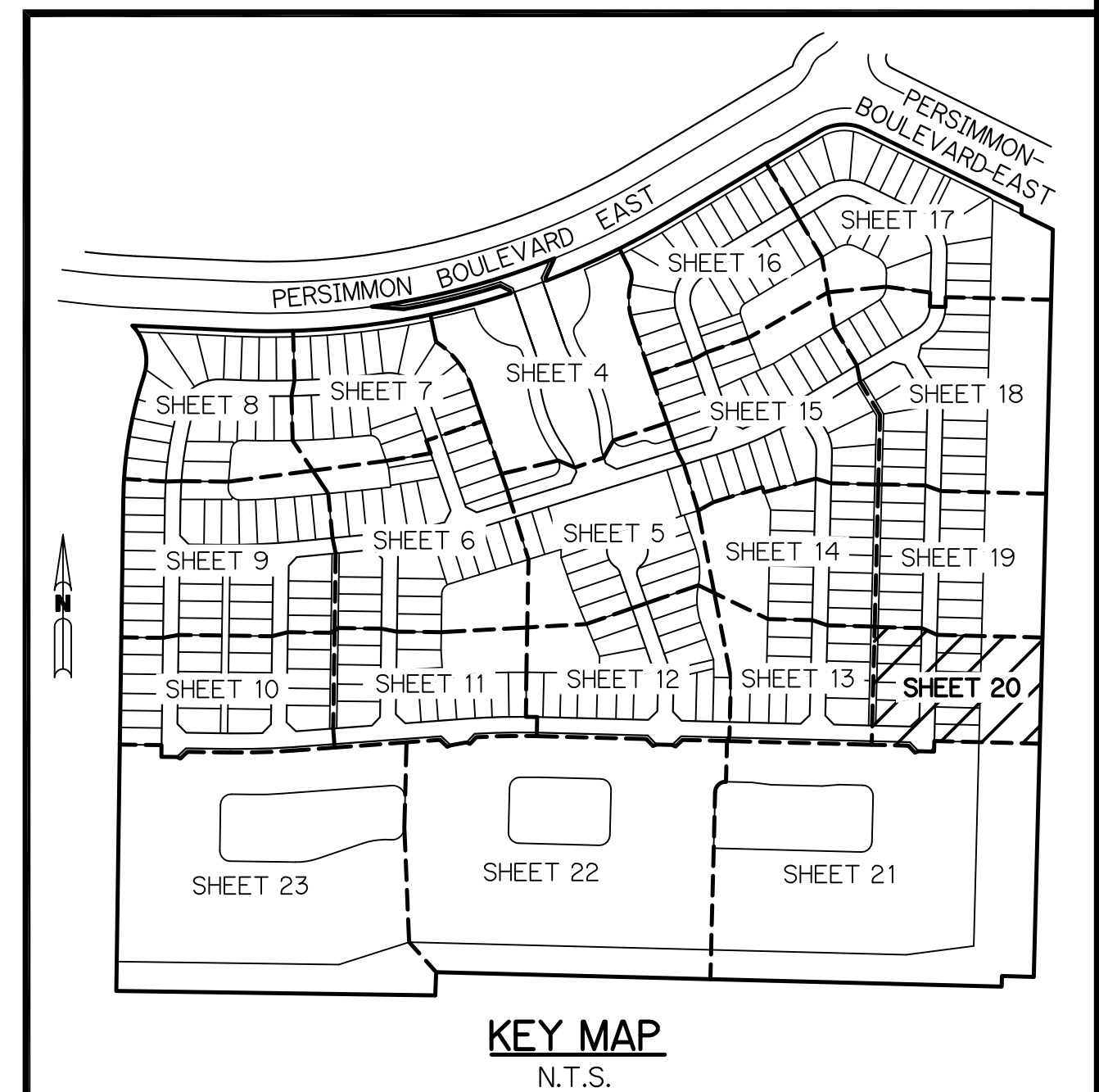
SHEET 20 OF 23



LEGEND:

■	- SET PERMANENT REFERENCE MONUMENT 4"x4" CONCRETE MONUMENT WITH 1.5" DISK STAMPED PRM L.B. #7741	O.S.T.	- OPEN SPACE TRACT
□	- FOUND PERMANENT REFERENCE MONUMENT 4"x4" CONCRETE MONUMENT WITH 1.5" DISK STAMPED PRM L.B. #7741	P.B.C.O.	- PALM BEACH COUNTY UTILITY EASEMENT
●	- SET PERMANENT CONTROL POINT NAIL WITH 1.25" DISK STAMPED PCP L.B. #7741	P.B.	- PLAT BOOK
○	- FOUND PERMANENT CONTROL POINT NAIL WITH 1.25" DISK STAMPED PCP L.B. #7741	P.C.	- POINT OF CURVATURE
AGR	- AGRICULTURAL	P.C.C.	- POINT OF COMPOUND CURVATURE
Δ	- DELTA ANGLE	P.C.P.	- PERMANENT CONTROL POINT
B.E.	- BUFFER EASEMENT	P.D.E.	- PUBLIC DRAINAGE EASEMENT
BLK	- BLOCK	PG.	- PAGE
CB	- CHORD BEARING	PGS.	- PAGES
CH	- CHORD DISTANCE	P.O.B.	- POINT OF BEGINNING
CL	- CENTERLINE	P.N.R.I.	- POINT OF NON-RADIAL INTERSECTION
D.B.	- DEED BOOK	P.N.T.I.	- POINT OF NON-TANGENT INTERSECTION
D.E.	- DRAINAGE EASEMENT (DEDICATED TO S.I.D.)	P.O.C.	- POINT OF COMMENCEMENT
D.E. (PRIVATE)	- DRAINAGE EASEMENT ("PRIVATE" TO H.O.A.)	P.O.I.	- POINT OF INTERSECTION
D.S.E.	- DRAINAGE SWALE EASEMENT	P.R.C.	- POINT OF REVERSE CURVATURE
ESMT	- EASEMENT	P.R.I.	- POINT OF RADIAL INTERSECTION
F.P.L.	- FLORIDA POWER & LIGHT	P.S.M.	- PROFESSIONAL SURVEYOR AND MAPPER
H.O.A.	- HOMEOWNERS ASSOCIATION	P.T.	- POINT OF TANGENCY
L	- ARC LENGTH	PUD	- PLANNED UNIT DEVELOPMENT
L.A.E.	- LIMITED ACCESS EASEMENT	R	- RADIUS
LB	- LICENSED BUSINESS	RAD	- RADIAL
L.E.	- LANDSCAPE EASEMENT	R/W	- RIGHT-OF-WAY
L.M.A.E.	- LAKE MAINTENANCE ACCESS EASEMENT	R. D. & D.	- ROAD, DYKE AND DITCH RESERVATION
L.M.E.	- LAKE MAINTENANCE EASEMENT	S.I.D.	- SEMINOLE IMPROVEMENT DISTRICT
L.W.D.D.	- LAKE WORTH DRAINAGE DISTRICT	SIRC	- SET 5/8" IRON ROD & CAP STAMPED "PRM LB7741"
N.R.	- NOT RADIAL	SN&D	- SET MAGNETIC NAIL & DISK STAMPED "PRM LB7741"
N.R.T.	- NOT RADIAL TO REAR LINE	S.T.	- SURVEY TIE
N.T.	- NON-TANGENT	TYP.	- TYPICAL
N.T.S.	- NOT TO SCALE	U.E.	- UTILITY EASEMENT
O.R.B.	- OFFICIAL RECORD BOOK	W.M.T.	- WATER MANAGEMENT TRACT
		N=780000.00	- STATE PLANE COORDINATE VALUE
		E=930000.00	

NOTES:
COORDINATES SHOWN ARE GRID COORDINATES DATUM = NAD 83 (1990 ADJUSTMENT)
ZONE = FLORIDA EAST ZONE
LINEAR UNIT = U.S. SURVEY FEET
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ALL DISTANCES ARE GROUND (UNLESS OTHERWISE NOTED)
SCALE FACTOR = 1.0000
PLAT BEARING = GRID BEARING
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

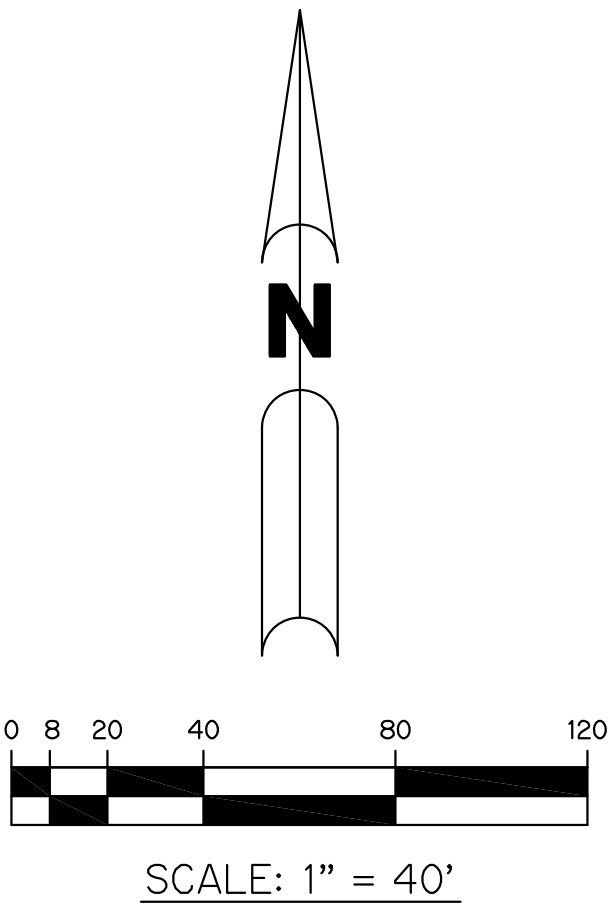


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LB-7741

SILVER LAKE - PLAT ONE

BEING A PART OF THE NORTH ONE-HALF (1/2) OF SECTIONS 7 AND 8, TOWNSHIP 43 SOUTH, RANGE 41 EAST, AND A REPLAT OF A PORTION OF TRACT OST #3, PERSIMMON BOULEVARD EAST - PLAT 5, AS RECORDED IN PLAT BOOK 135, PAGE 179, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN THE CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA

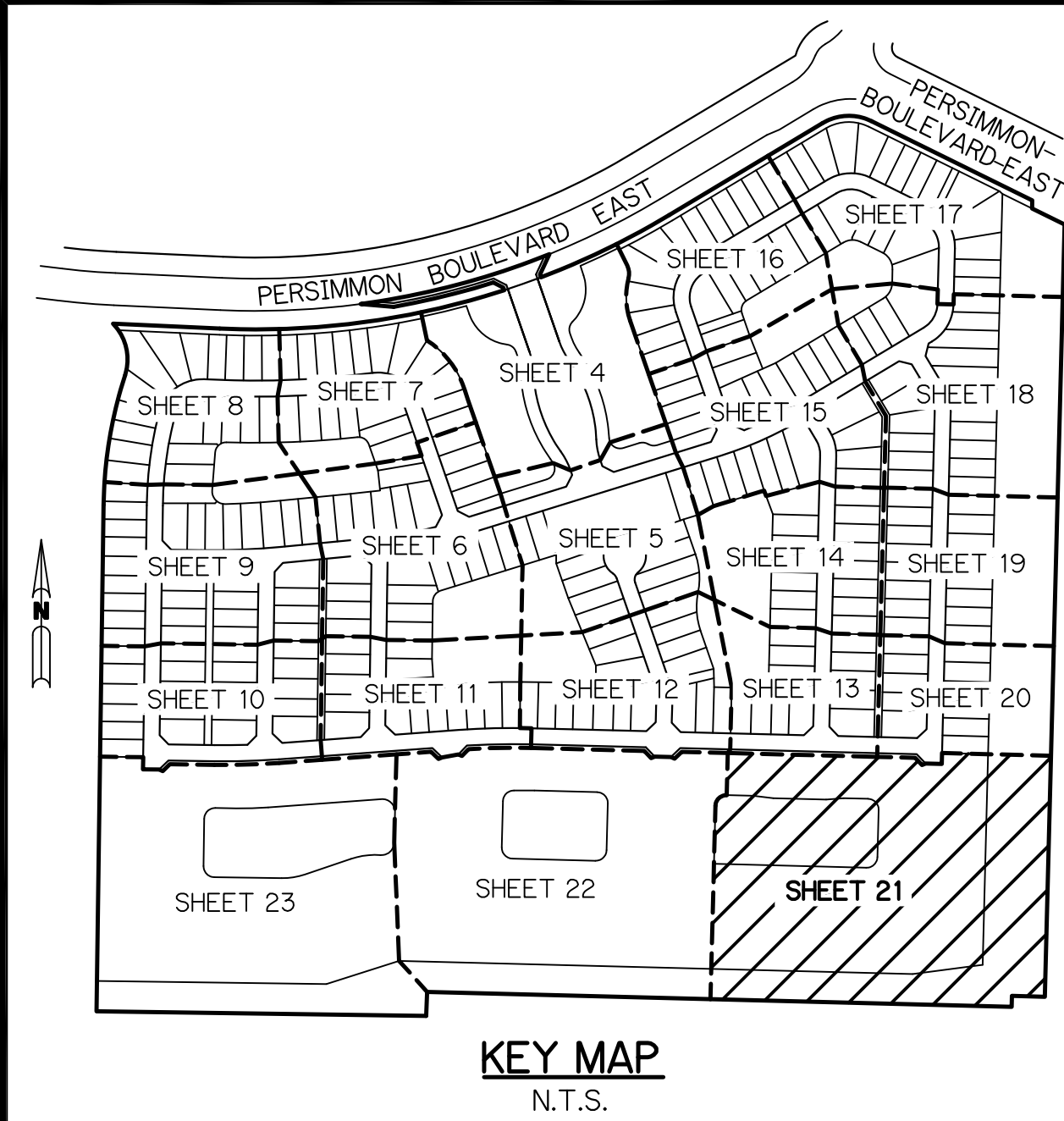
SHEET 21 OF 23



LEGEND:

■	- SET PERMANENT REFERENCE MONUMENT 4"x4" CONCRETE MONUMENT WITH 1.5" DISK STAMPED PRM L.B. #7741	O.S.T. - OPEN SPACE TRACT P.B.C.O. - PALM BEACH COUNTY P.B.C.U.E. - PALM BEACH COUNTY UTILITY EASEMENT
□	- FOUND PERMANENT REFERENCE MONUMENT 4"x4" CONCRETE MONUMENT WITH 1.5" DISK STAMPED PRM L.B. #7741	P.B. - PLAT BOOK P.C. - POINT OF CURVATURE P.C.C. - POINT OF COMPOUND CURVATURE P.C.P. - PERMANENT CONTROL POINT P.D.E. - PUBLIC DRAINAGE EASEMENT PG. - PAGE PGS. - PAGES
●	- SET PERMANENT CONTROL POINT NAIL WITH 1.25" DISK STAMPED POP L.B. #7741	P.O.B. - POINT OF BEGINNING PNR.I. - POINT OF NON-RADIAL INTERSECTION P.N.T.I. - POINT OF NON-TANGENT INTERSECTION P.O.C. - POINT OF COMMENCEMENT P.O.I. - POINT OF INTERSECTION P.R.C. - POINT OF REVERSE CURVATURE P.R.I. - POINT OF RADIAL INTERSECTION P.S.M. - PROFESSIONAL SURVEYOR AND MAPPER P.T. - POINT OF TANGENCY PUD - PLANNED UNIT DEVELOPMENT R - RADIAL RAD - RADIAL R/W - RIGHT-OF-WAY R.D. & D. - ROAD, DYKE AND DITCH RESERVATION S.I.D. - SEMINOLE IMPROVEMENT DISTRICT SIRC - SET 5/8" IRON ROD & CAP STAMPED "PRM LB7741" SN&D - SET MAGNETIC NAIL & DISK STAMPED "PRM LB7741" S.T. - SURVEY TIE TYP. - TYPICAL U.E. - UTILITY EASEMENT W.M.T. - WATER MANAGEMENT TRACT
○	- FOUND PERMANENT CONTROL POINT NAIL WITH 1.25" DISK STAMPED POP L.B. #7741	N=7800000.00 E=9300000.00
AGR	- AGRICULTURAL	
Δ	- DELTA ANGLE	
B.E.	- BUFFER EASEMENT	
BLK	- BLOCK	
CB	- CHORD BEARING	
CH	- CHORD DISTANCE	
CL	- CENTERLINE	
D.B.	- DEED BOOK	
D.E.	- DRAINAGE EASEMENT (DEDICATED TO S.I.D.)	
D.E. (PRIVATE)	- DRAINAGE EASEMENT ("PRIVATE" TO H.O.A.)	
D.S.E.	- DRAINAGE SWALE EASEMENT	
ESMT	- EASEMENT	
F.P.L.	- FLORIDA POWER & LIGHT	
H.O.A.	- HOMEOWNERS ASSOCIATION	
L	- ARC LENGTH	
L.A.E.	- LIMITED ACCESS EASEMENT	
LB	- LICENSED BUSINESS	
L.E.	- LANDSCAPE EASEMENT	
L.M.A.E.	- LAKE MAINTENANCE ACCESS EASEMENT	
L.M.E.	- LAKE MAINTENANCE EASEMENT	
L.W.D.D.	- LAKE WORTH DRAINAGE DISTRICT	
N.R.	- NOT RADIAL	
N.R.T.R.	- NOT RADIAL TO REAR LINE	
N.T.	- NON-TANGENT	
N.T.S.	- NOT TO SCALE	
O.R.B.	- OFFICIAL RECORD BOOK	

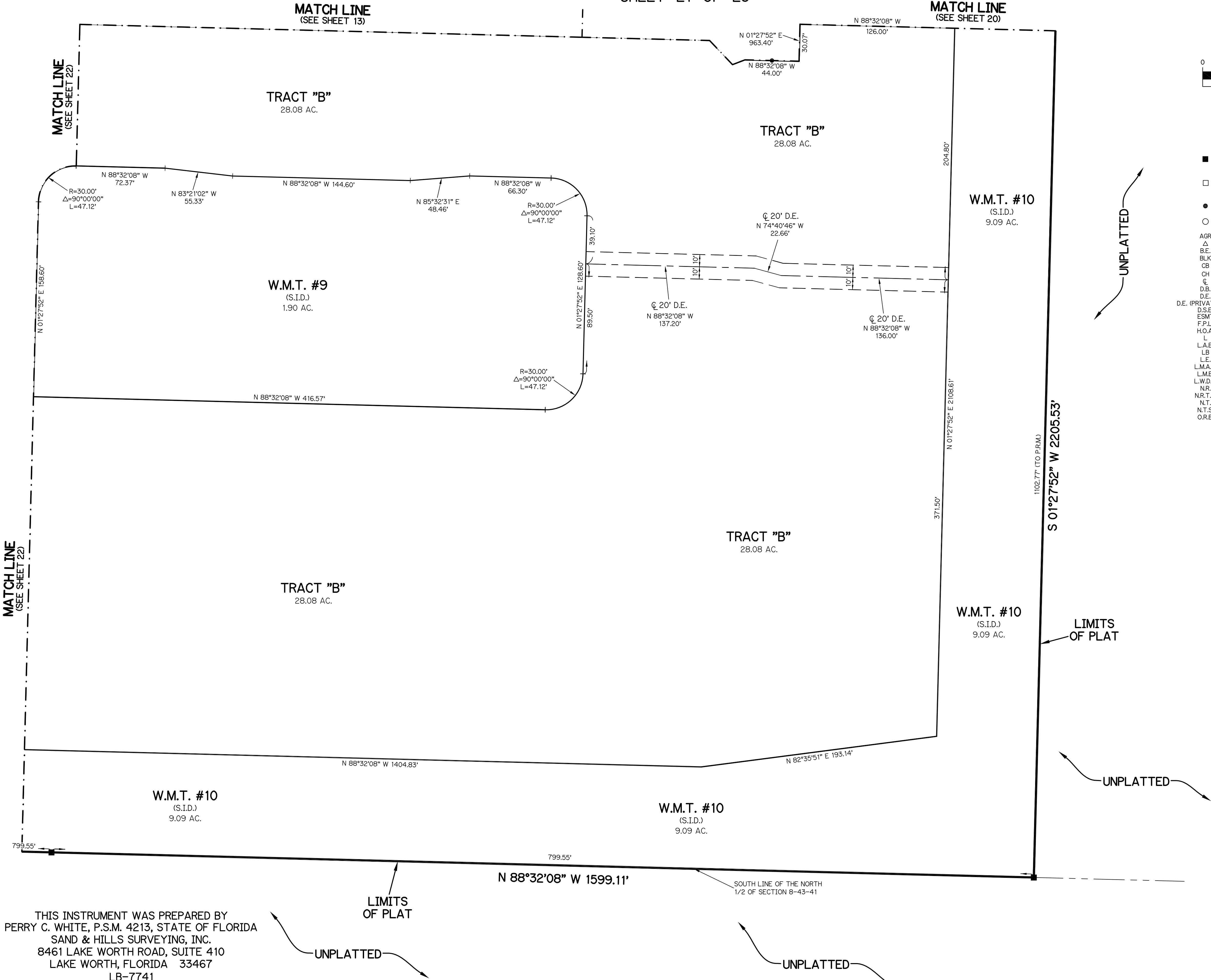
NOTES:
COORDINATES SHOWN ARE GRID COORDINATES DATUM = NAD 83 (1990 ADJUSTMENT)
ZONE = FLORIDA EAST ZONE
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ALL DISTANCES ARE GROUND (UNLESS OTHERWISE NOTED)
SCALE FACTOR = 1.0000
PLAT BEARING = GRID BEARING
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE



SILVER LAKE - PLAT ONE

SH0350

SHEET 21 OF 23



THIS INSTRUMENT WAS PREPARED BY
PERRY C. WHITE, P.S.M. 4213, STATE OF FLORIDA
SAND & HILLS SURVEYING, INC.
8461 LAKE WORTH ROAD, SUITE 410
LAKE WORTH, FLORIDA 33467
LB-7741

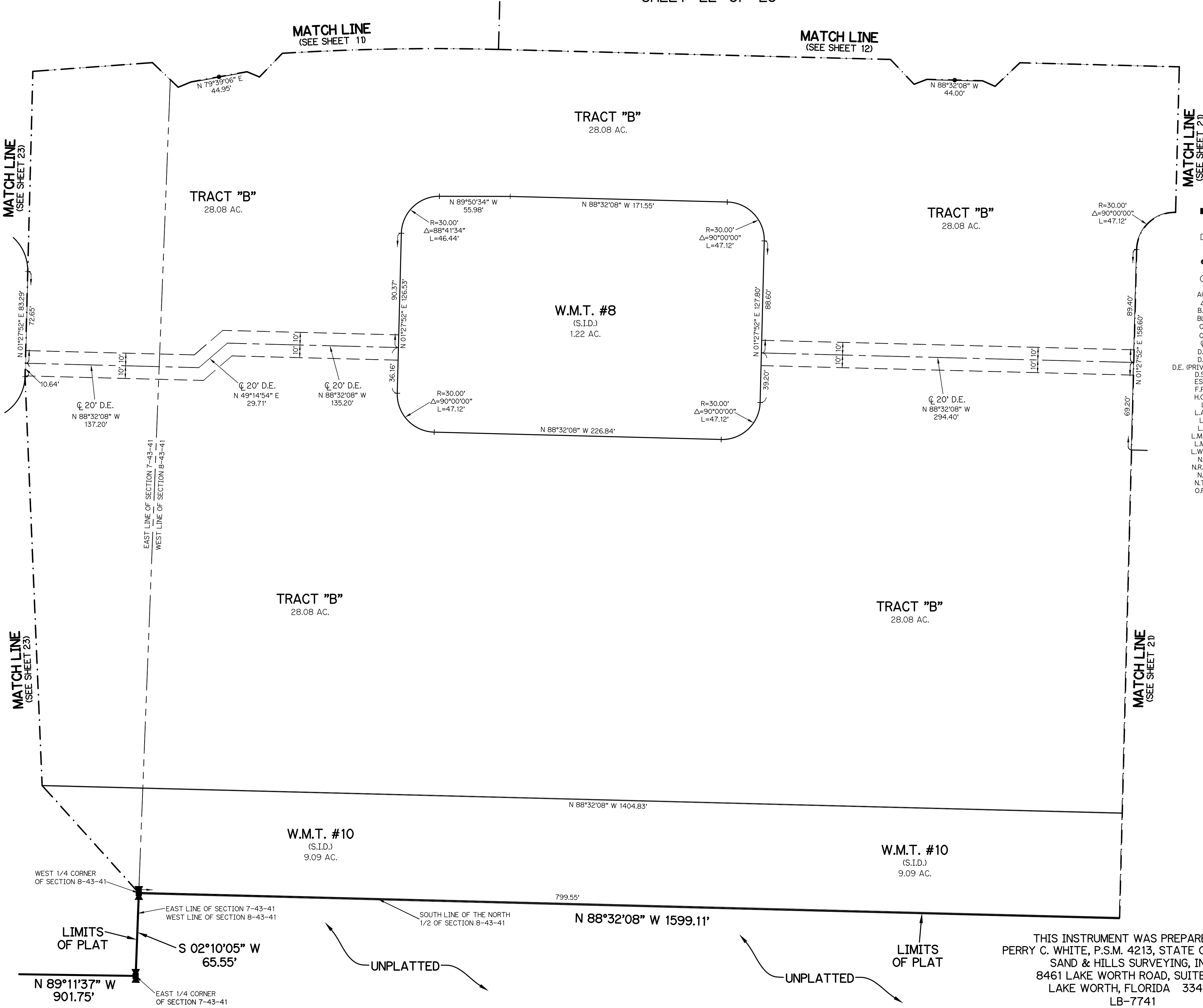
SILVER LAKE - PLAT ONE

BEING A PART OF THE NORTH ONE-HALF (1/2) OF SECTIONS 7 AND 8, TOWNSHIP 43 SOUTH, RANGE 41 EAST, AND A REPLAT OF A PORTION OF TRACT OST #3, PERSIMMON BOULEVARD EAST - PLAT 5, AS RECORDED IN PLAT BOOK 135, PAGE 179, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN THE CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA

SHEET 22 OF 23



SCALE: 1" = 40'

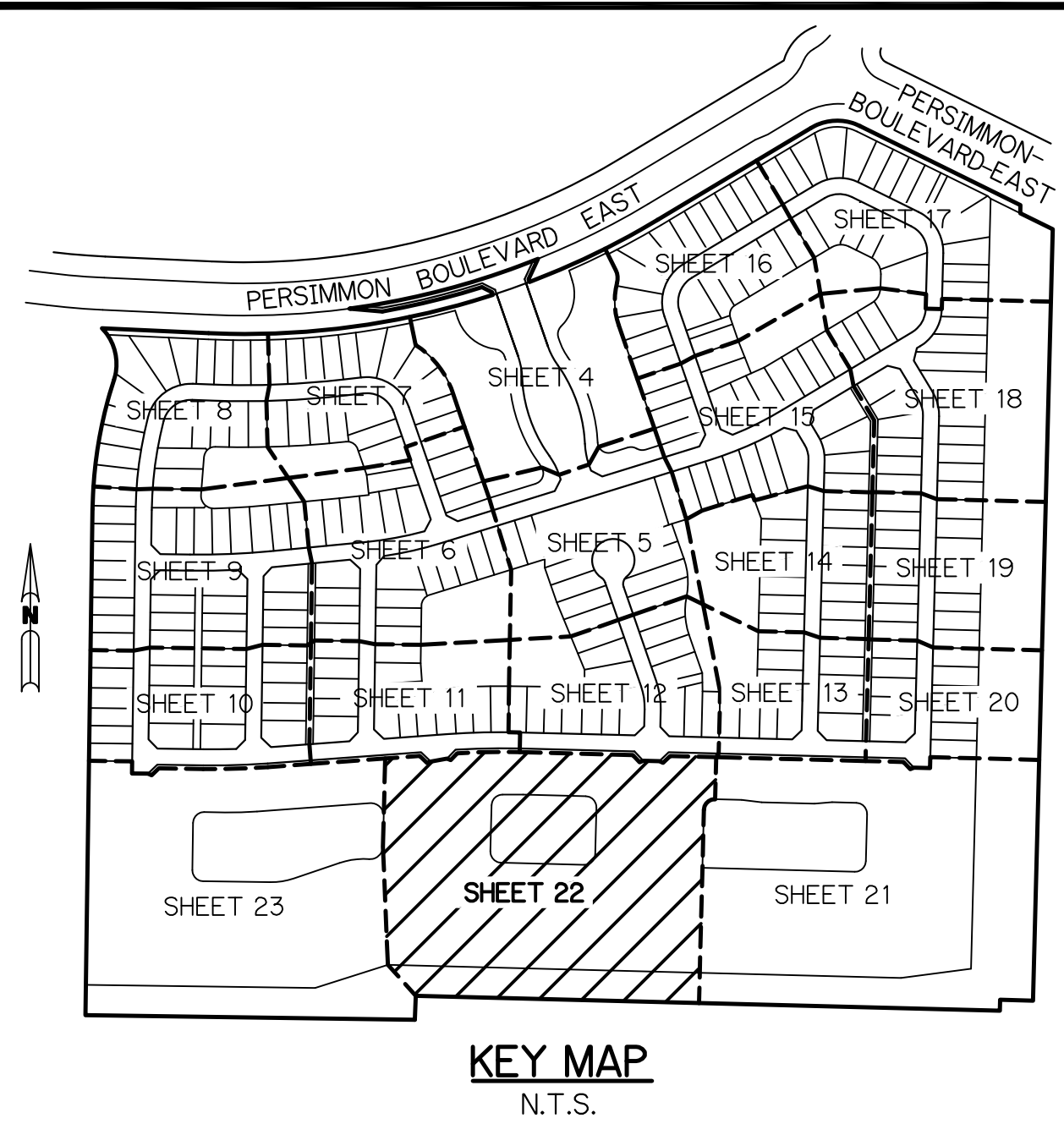


LEGEND:

- | | |
|--|--|
| ■ - SET PERMANENT REFERENCE MONUMENT
4"x4" CONCRETE MONUMENT WITH
1.5" DISK STAMPED PRM L.B. #7741 | O.S.T. - OPEN SPACE TRACT
P.B.C.O. - PALM BEACH COUNTY
P.B.C.U.E. - PALM BEACH COUNTY UTILITY EASEMENT |
| □ - FOUND PERMANENT REFERENCE MONUMENT
4"x4" CONCRETE MONUMENT WITH
1.5" DISK STAMPED PRM L.B. #7741 | P.B. - PLAT BOOK
P.C. - POINT OF CURVATURE
P.C.C. - POINT OF COMPOUND CURVATURE
P.C.P. - PERMANENT CONTROL POINT
P.D.E. - PUBLIC DRAINAGE EASEMENT |
| ● - SET PERMANENT CONTROL POINT
NAIL WITH 1.25" DISK STAMPED PCP L.B. #7741 | PG. - PAGE
PGS. - PAGES
P.O.B. - POINT OF BEGINNING
P.N.R.I. - POINT OF NON-RADIAL INTERSECTION
P.N.T.I. - POINT OF NON-TANGENT INTERSECTION |
| ○ - FOUND PERMANENT CONTROL POINT
NAIL WITH 1.25" DISK STAMPED PCP L.B. #7741 | P.O.C. - POINT OF COMMENCEMENT
P.O.I. - POINT OF INTERSECTION
P.R.C. - POINT OF REVERSE CURVATURE
P.R.I. - POINT OF RADIAL INTERSECTION
P.S.M. - PROFESSIONAL SURVEYOR AND MAPPER |
| AGR - AGRICULTURAL
Δ - DELTA ANGLE
B.E. - BUFFER EASEMENT
BLK - BLOCK
CB - CHORD BEARING
CH - CHORD DISTANCE
CL - CENTERLINE
D.B. - DEED BOOK
D.E. - DRAINAGE EASEMENT (DEDICATED TO S.I.D.)
D.E. (PRIVATE) - DRAINAGE EASEMENT ("PRIVATE" TO H.O.A.)
D.S.E. - DRAINAGE SWALE EASEMENT
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F.P.L. - FLORIDA POWER & LIGHT
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L.A.E. - LIMITED ACCESS EASEMENT
LB - LICENSED BUSINESS
L.E. - LANDSCAPE EASEMENT
L.M.A.E. - LAKE MAINTENANCE ACCESS EASEMENT
L.M.E. - LAKE MAINTENANCE EASEMENT
L.W.D.D. - LAKE WORTH DRAINAGE DISTRICT
N.R. - NOT RADIAL
N.R.T.R. - NOT RADIAL TO REAR LINE
N.T. - NON-TANGENT
N.T.S. - NOT TO SCALE
O.R.B. - OFFICIAL RECORD BOOK | P.T. - POINT OF TANGENCY
PUD - PLANNED UNIT DEVELOPMENT
R - RADIUS
RAD - RADIAL
R/W - RIGHT-OF-WAY
R.D. & D. - ROAD, DYKE AND DITCH RESERVATION
S.I.D. - SEMINOLE IMPROVEMENT DISTRICT
SIRC - SET 5/8" IRON ROD & CAP STAMPED "PRM LB7741"
SN&D - SET MAGNETIC NAIL & DISK STAMPED "PRM LB7741"
S.T. - SURVEY TIE
TYP. - TYPICAL
U.E. - UTILITY EASEMENT
W.M.T. - WATER MANAGEMENT TRACT
N=780000.00
E=930000.00 |

NOTES:

COORDINATES SHOWN ARE GRID COORDINATES DATUM = NAD 83 (1990 ADJUSTMENT)
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ALL DISTANCES ARE GROUND (UNLESS OTHERWISE NOTED)
SCALE FACTOR = 1.0000
PLAT BEARING = GRID BEARING
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE



KEY MAP
N.T.S.

THIS INSTRUMENT WAS PREPARED BY
PERRY C. WHITE, P.S.M. 4213, STATE OF FLORIDA
SAND & HILLS SURVEYING, INC.
8461 LAKE WORTH ROAD, SUITE 410
LAKE WORTH, FLORIDA 33467
LB-7741

SILVER LAKE - PLAT ONE

SH0350

SHEET 22 OF 23

SILVER LAKE - PLAT ONE

BEING A PART OF THE NORTH ONE-HALF (1/2) OF SECTIONS 7 AND 8, TOWNSHIP 43 SOUTH, RANGE 41 EAST, AND A REPLAT OF A PORTION OF TRACT OST #3, PERSIMMON BOULEVARD EAST - PLAT 5, AS RECORDED IN PLAT BOOK 135, PAGE 179, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN THE CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA

SHEET 23 OF 23



SCALE: 1" = 40'

LEGEND:

- - SET PERMANENT REFERENCE MONUMENT
4"x4" CONCRETE MONUMENT WITH
1.5" DISK STAMPED PRM L.B. #7741
- - FOUND PERMANENT REFERENCE MONUMENT
4"x4" CONCRETE MONUMENT WITH
1.5" DISK STAMPED PRM L.B. #7741
- - SET PERMANENT CONTROL POINT
NAIL WITH 1.25" DISK STAMPED PCP L.B. #7741
- - FOUND PERMANENT CONTROL POINT
NAIL WITH 1.25" DISK STAMPED PCP L.B. #7741
- AGR

- AGRICULTURAL
- Δ

- DELTA ANGLE
- B.E.

- BUFFER EASEMENT
- BLK

- BLOCK
- CB

- CHORD BEARING
- CH

- CHORD DISTANCE
- CL

- CENTERLINE
- D.B.

- DEED BOOK
- D.E.

- DRAINAGE EASEMENT (DEDICATED TO S.I.D.)
- D.S.E.

- DRAINAGE SWALE EASEMENT
- ESMT

- EASEMENT
- F.P.L.

- FLORIDA POWER & LIGHT
- H.O.A.

- HOMEOWNERS ASSOCIATION
- L

- ARC LENGTH
- L.A.E.

- LIMITED ACCESS EASEMENT
- LB

- LICENSED BUSINESS
- L.E.

- LANDSCAPE EASEMENT
- L.M.A.E.

- LAKE MAINTENANCE ACCESS EASEMENT
- L.M.E.

- LAKE MAINTENANCE EASEMENT
- L.W.D.D.

- LAKE WORTH DRAINAGE DISTRICT
- N.R.

- NOT RADIAL
- N.R.T.R.

- NOT RADIAL TO REAR LINE
- N.T.

- NON-TANGENT
- N.T.S.

- NOT TO SCALE
- O.R.B.

- OFFICIAL RECORD BOOK
- O.S.T.

- OPEN SPACE TRACT
- P.B.C.O.

- PALM BEACH COUNTY
- P.B.C.U.E.

- PALM BEACH COUNTY UTILITY EASEMENT
- P.B.

- PLAT BOOK
- P.C.

- POINT OF CURVATURE
- P.C.C.

- POINT OF COMPOUND CURVATURE
- P.C.P.

- PERMANENT CONTROL POINT
- P.D.E.

- PUBLIC DRAINAGE EASEMENT
- PG.

- PAGE
- PGS.

- PAGES
- P.O.B.

- POINT OF BEGINNING
- P.N.R.I.

- POINT OF NON-RADIAL INTERSECTION
- P.N.T.I.

- POINT OF NON-TANGENT INTERSECTION
- P.O.C.

- POINT OF COMMENCEMENT
- P.O.I.

- POINT OF INTERSECTION
- P.R.C.

- POINT OF REVERSE CURVATURE
- P.R.I.

- POINT OF RADIAL INTERSECTION
- P.S.M.

- PROFESSIONAL SURVEYOR AND MAPPER
- P.T.

- POINT OF TANGENCY
- PUD

- PLANNED UNIT DEVELOPMENT
- R

- RADIUS
- RAD

- RADIAL
- R/W

- RIGHT-OF-WAY
- R.D. & D.

- ROAD, DYKE AND DITCH RESERVATION
- S.I.D.

- SEMINOLE IMPROVEMENT DISTRICT
- SIRC

- SET 5/8" IRON ROD & CAP STAMPED "PRM LB7741"
- SN&D

- SET MAGNETIC NAIL & DISK STAMPED "PRM LB7741"
- S.T.

- SURVEY TIE
- TYP.

- TYPICAL
- U.E.

- UTILITY EASEMENT
- W.M.T.

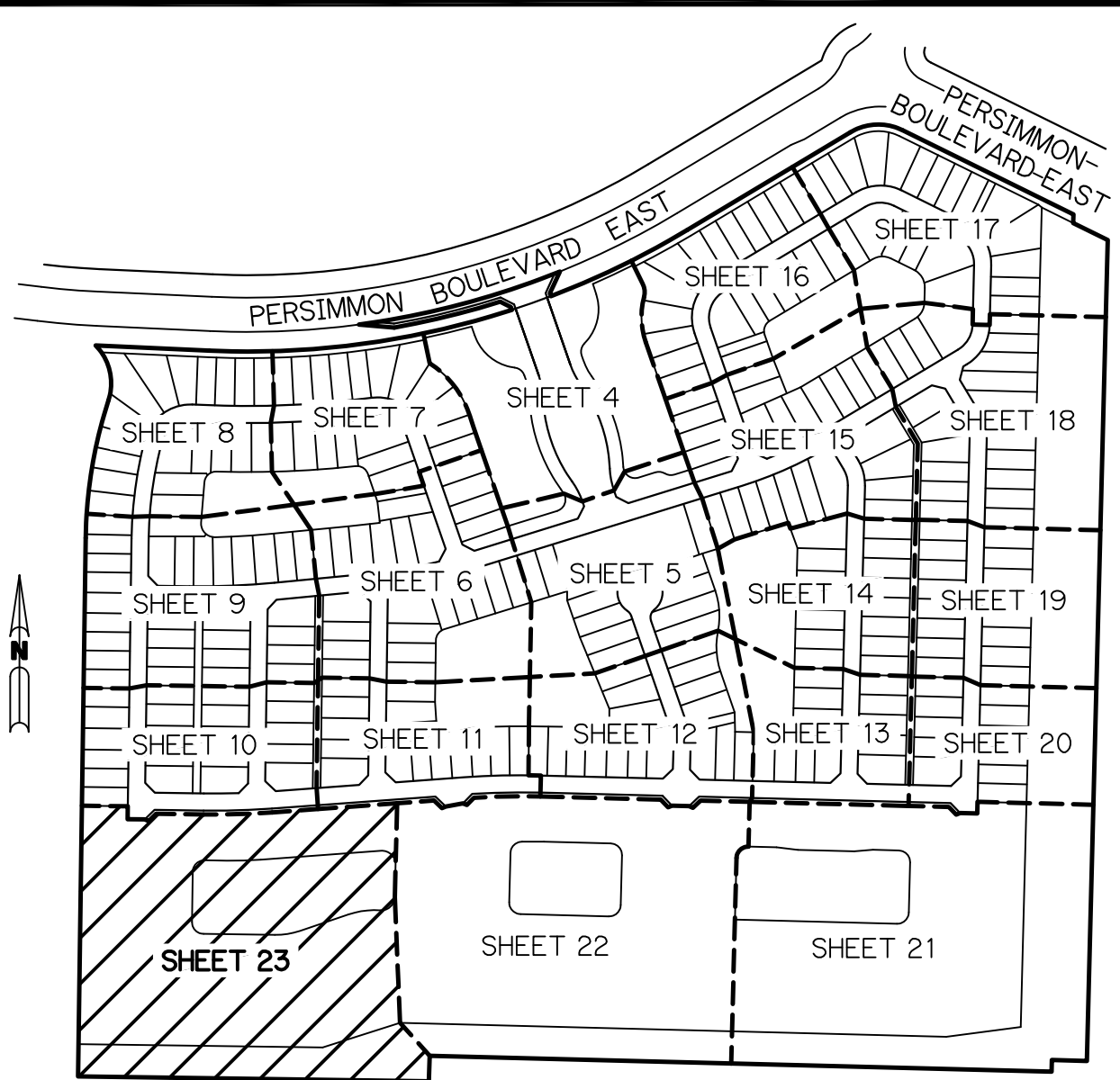
- WATER MANAGEMENT TRACT
- N=7800000.00

- STATE PLANE COORDINATE VALUE
- E=9300000.00

- STATE PLANE COORDINATE VALUE

NOTES:

COORDINATES SHOWN ARE GRID COORDINATES DATUM = NAD 83 (1990 ADJUSTMENT)
ZONE = FLORIDA EAST ZONE
LINEAR UNIT = U.S. SURVEY FEET
COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION
ALL DISTANCES ARE GROUND (UNLESS OTHERWISE NOTED)
SCALE FACTOR = 1.0000
PLAT BEARING = GRID BEARING
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE



KEY MAP
N.T.S.

SILVER LAKE - PLAT ONE

SH0350

SHEET 23 OF 23

Exhibit 'C'
SILVER LAKE – PLAT ONE
TOPOGRAPHICAL SURVEY

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SURVEYOR'S REPORT:

1. THIS SKETCH OF BOUNDARY SURVEY IS PREPARED FOR G.L. HOMES OF PALM BEACH ASSOCIATES, LTD., AND IS NOT ASSIGNABLE.
2. THIS SURVEY MAP AND REPORT OR THE COPIES HEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR AN ELECTRONIC SIGNATURE/SEAL IN A DIGITAL FORMAT, OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
4. THIS SKETCH IS THE PROPERTY OF SAND & HILLS SURVEYING, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF SAND & HILLS SURVEYING, INC.
5. INTERIOR IMPROVEMENTS WERE NOT LOCATED.
6. BOUNDARY DIMENSIONS SHOWN ARE PER DESCRIPTION AND FIELD MEASUREMENT UNLESS OTHERWISE NOTED.
7. BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE GRID, FLORIDA EAST ZONE, NAD 83/90, THE NORTH LINE OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, BEARING S89°48'53"E, (AS SHOWN ON THE ESTATES OF WESTLAKE, P.B. 131, PG. 108) WITH ALL BEARINGS SHOWN HEREON BEING RELATIVE THERETO.
8. DESCRIPTION PREPARED FROM THIS SURVEY.
9. ALL RECORDED INSTRUMENTS SHOWN HEREON ARE RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
10. **THE EASEMENTS AND RIGHTS-OF-WAY SHOWN HEREON ARE BASED ON THAT TITLE COMMITMENT PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT DATE: DECEMBER 20, 2023 AT 11:00 PM., COMMITMENT NO. 1476797 THE FOLLOWING EXCEPTIONS, NUMBERED AS THEY APPEAR IN SAID COMMITMENT, ENCUMBER THE SUBJECT PARCEL UNLESS OTHERWISE NOTED.**

6. RESERVATION OF AN UNDIVIDED ONE-HALF INTEREST IN AND TO ALL OF THE OIL, GAS, SULPHUR AND OTHER MINERALS AND MINERAL RIGHTS BY SOUTHERN STATES LAND AND TIMBER CORPORATION RECORDED IN DEED BOOK 941, PAGE 526, AS CORRECTED IN DEED BOOK 952, PAGE 67 AND AS MODIFIED IN O.R. BOOK 312, PAGE 342, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, HOWEVER THE RIGHT OF ENTRY AND EXPLORATION ASSOCIATED WITH THE OIL AND MINERAL RESERVATION HAS BEEN RELEASED. **(NOT PLOTTED, BLANKET IN NATURE)**

7. FOR INFORMATIONAL PURPOSES ONLY: INTERLOCAL AGREEMENT BETWEEN PALM BEACH COUNTY AND THE SEMINOLE IMPROVEMENT DISTRICT IN REGARD TO BULK WATER AND WASTEWATER SERVICE RECORDED IN O.R. BOOK 20252, PAGE 184, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. (PARCELS 1A, 1B, 2 AND 3) **(NOT PLOTTED, FOR INFORMATIONAL PURPOSES ONLY)**

8. FOR INFORMATIONAL PURPOSES ONLY: TERMS AND CONDITIONS CONTAINED IN THAT LICENSE AGREEMENT BY AND BETWEEN SEMINOLE IMPROVEMENT DISTRICT AND MINTO PBLH, LLC (GRANTORS) AND SILVER LAKE ENTERPRISES, INC. AND SILVER LAKE PALM BEACH, LLC (GRANTEES) FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS RECORDED IN O.R. BOOK 30514, PAGE 837, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. **(PLOTTED)**

9. QUIT CLAIM DEED AND AGREEMENT FOR RESERVATION OF RIGHTS BY AND BETWEEN SEMINOLE IMPROVEMENT DISTRICT AND GALLERY-JUDGE GROVE, L.P. IN REGARD TO EASEMENTS FOR INGRESS AND EGRESS AND DRAINAGE RECORDED IN O.R. BOOK 14742, PAGE 1196, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. (SEE INSTRUMENTS RECORDED IN O.R. BOOK 14034, PAGE 1117, O.R. BOOK 14034, PAGE 1119; O.R. BOOK 14676, PAGE 947 AND O.R. BOOK 14676, PAGE 953) **(PLOTTED)**

10. NOTICE OF ENVIRONMENTAL RESOURCE PERMIT BY SOUTH FLORIDA WATER MANAGEMENT DISTRICT RECORDED IN O.R. BOOK 29976, PAGE 82, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. **(NOT PLOTTED, BLANKET IN NATURE)**

11. NOTICE OF ENVIRONMENTAL RESOURCE PERMIT BY SOUTH FLORIDA WATER MANAGEMENT DISTRICT RECORDED IN O.R. BOOK 30441, PAGE 1713, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. **(NOT PLOTTED, BLANKET IN NATURE)**

12. NOTICE OF ENVIRONMENTAL RESOURCE PERMIT BY SOUTH FLORIDA WATER MANAGEMENT DISTRICT RECORDED IN O.R. BOOK 30517, PAGE 681, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. **(NOT PLOTTED, BLANKET IN NATURE)**

13. NOTICE OF ENVIRONMENTAL RESOURCE PERMIT BY SOUTH FLORIDA WATER MANAGEMENT DISTRICT RECORDED IN O.R. BOOK 31611, PAGE 1195, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. **(NOT PLOTTED, BLANKET IN NATURE)**

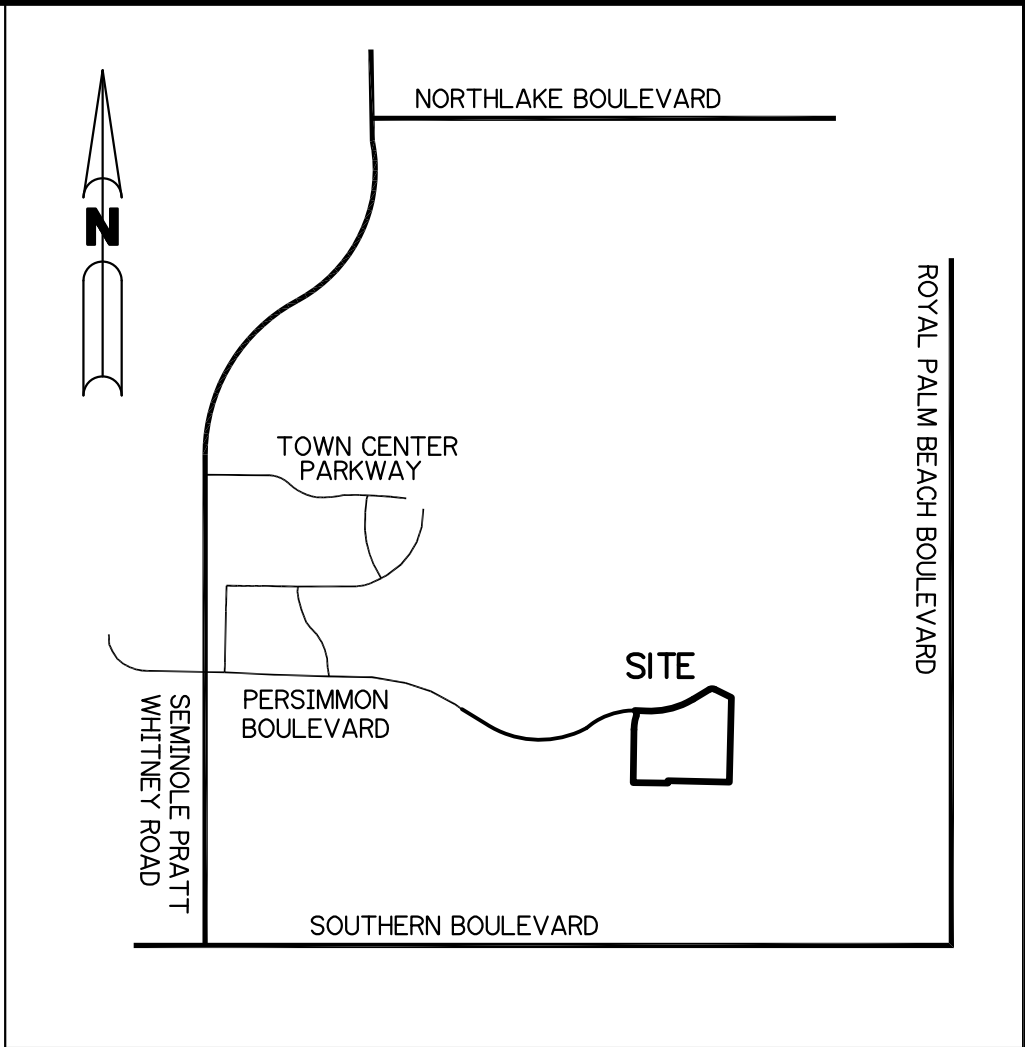
14. NOTICE OF ENVIRONMENTAL RESOURCE PERMIT BY SOUTH FLORIDA WATER MANAGEMENT DISTRICT RECORDED IN O.R. BOOK 31721, PAGE 723, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. **(NOT PLOTTED, BLANKET IN NATURE)**

DESCRIPTION:

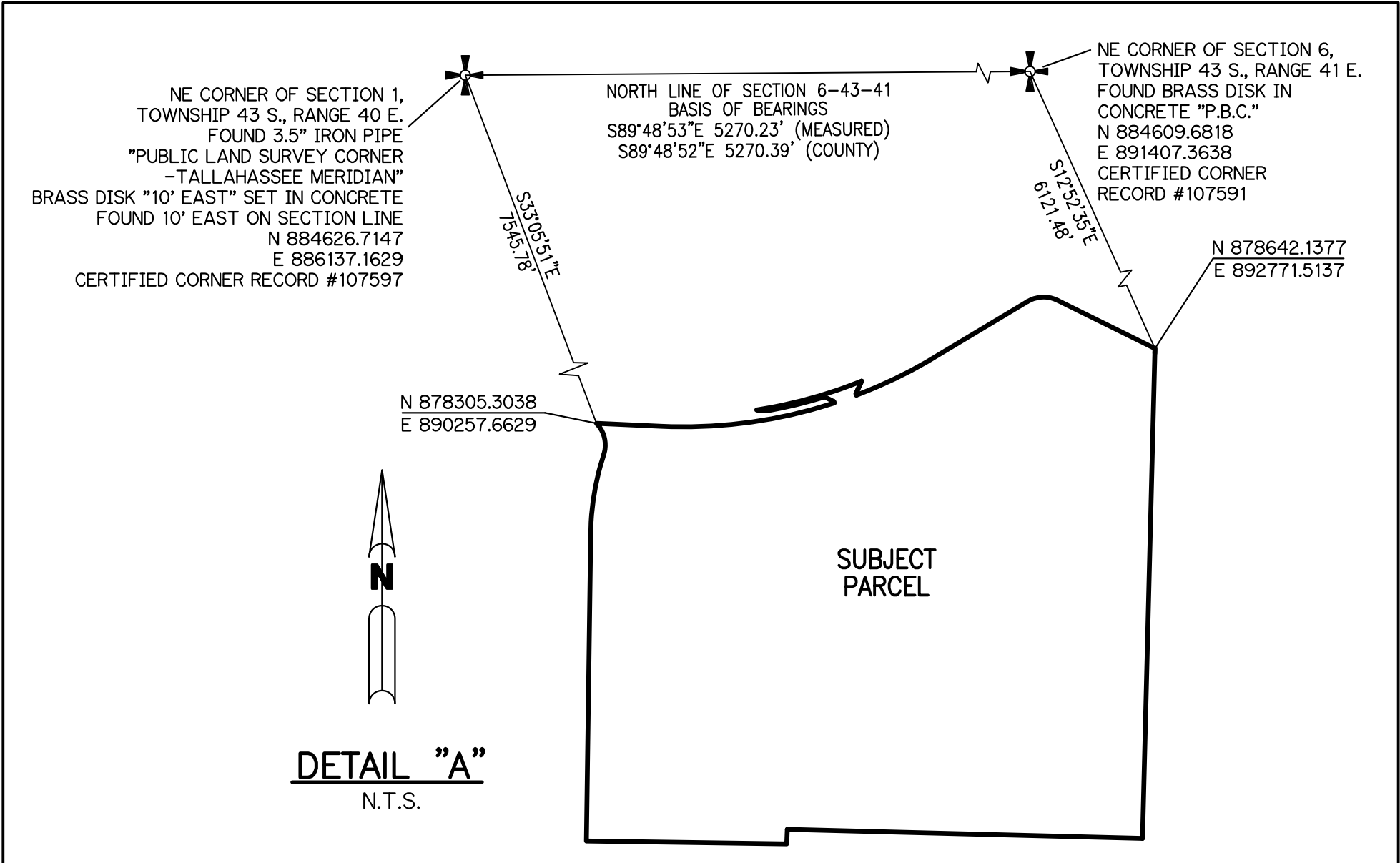
BEING A PART OF THE NORTH ONE-HALF (1/2) OF SECTIONS 7 AND 8, TOWNSHIP 43 SOUTH, RANGE 41 EAST, AND A PORTION OF TRACT OST #3, PERSIMMON BOULEVARD EAST - PLAT 5, AS RECORDED IN PLAT BOOK 135, PAGE 179, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF THE ESTATES OF WESTLAKE, AS DESCRIBED IN PLAT BOOK 131, PAGE 108, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, ALSO BEING THE SOUTHWEST CORNER OF SAID PERSIMMON BOULEVARD EAST - PLAT 5; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID PERSIMMON BOULEVARD EAST - PLAT 5 FOR THE FOLLOWING TWO (2) DESCRIBED COURSES, SOUTH 87°22'37" EAST, A DISTANCE OF 292.25 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 2194.50 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°36'39", A DISTANCE OF 789.42 FEET TO A POINT OF NON-RADIAL INTERSECTION WITH A LINE, THENCE NORTH 19°06'16" WEST, A DISTANCE OF 7.25 FEET; THENCE NORTH 63°08'59" WEST, A DISTANCE OF 31.01 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIAL BEARING OF NORTH 17°24'09" WEST AND A RADIUS OF 2165.50 FEET; THENCE WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 07°25'36", A DISTANCE OF 280.69 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH A LINE; THENCE NORTH 85°06'46" WEST, A DISTANCE OF 90.83 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIAL BEARING OF NORTH 07°37'45" WEST AND A RADIUS OF 2144.00 FEET; THENCE EASTERLY ALONG SAID CURVE AND ALONG THE SOUTH LINE OF PERSIMMON BOULEVARD EAST RIGHT-OF-WAY, ACCORDING TO SAID PLAT OF PERSIMMON BOULEVARD EAST - PLAT FIVE, THROUGH A CENTRAL ANGLE OF 14°18'35", A DISTANCE OF 535.47 FEET TO A POINT OF NON-RADIAL INTERSECTION WITH A LINE; THENCE SOUTH 24°40'20" WEST, A DISTANCE OF 61.84 FEET; THENCE SOUTH 19°06'16" EAST, A DISTANCE OF 7.56 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIAL BEARING OF NORTH 20°45'21" WEST AND A RADIUS OF 2194.50 FEET; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID PERSIMMON BOULEVARD EAST - PLAT 5 FOR THE FOLLOWING FOUR (4) DESCRIBED COURSES, AND NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°11'53", A DISTANCE OF 390.60 FEET TO A POINT OF TANGENCY; THENCE NORTH 59°02'46" EAST, A DISTANCE OF 488.75 FEET, TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 140.00 FEET; THENCE EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 57°12'51", A DISTANCE OF 139.80 FEET TO A POINT OF TANGENCY; THENCE SOUTH 63°44'23" EAST, A DISTANCE OF 490.24 FEET; THENCE SOUTH 01°27'52" WEST, A DISTANCE OF 2205.53 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 1/2 OF SAID SECTION 8; THENCE NORTH 88°32'08" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 1599.11 FEET TO THE WEST 1/4 CORNER OF SAID SECTION 8; THENCE SOUTH 02°10'05" WEST, ALONG SAID WEST LINE OF SECTION 8, A DISTANCE OF 65.55 FEET, TO THE EAST 1/4 CORNER OF SAID SECTION 7; THENCE NORTH 89°11'37" WEST, ALONG THE SOUTH BOUNDARY OF THE NORTH 1/2 OF SAID SECTION 7, AS FOUND MONUMENTED AND OCCUPIED, ALSO BEING CALLED OUT AS THE EAST-WEST QUARTER SECTION LINE OF SAID SECTION 7 PER FINAL JUDGEMENT (CASE NO. 73 1016 CA (L) 01 MACMILLIAN), A DISTANCE OF 901.75 FEET, TO THE SOUTHEAST CORNER OF ESTATES OF WESTLAKE, AS RECORDED IN PLAT BOOK 131, PAGE 108, OF SAID PUBLIC RECORDS; THENCE ALONG THE EASTERLY BOUNDARY OF SAID ESTATES OF WESTLAKE FOR THE FOLLOWING THREE (3) DESCRIBED COURSES, NORTH 00°48'23" EAST, A DISTANCE OF 1385.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 1200.00 FEET; THENCE NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 17°12'00", A DISTANCE OF 360.24 FEET, TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 140.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 62°16'57", A DISTANCE OF 152.18 FEET, TO THE POINT OF BEGINNING.

CONTAINING 119.806 ACRES, MORE OR LESS.

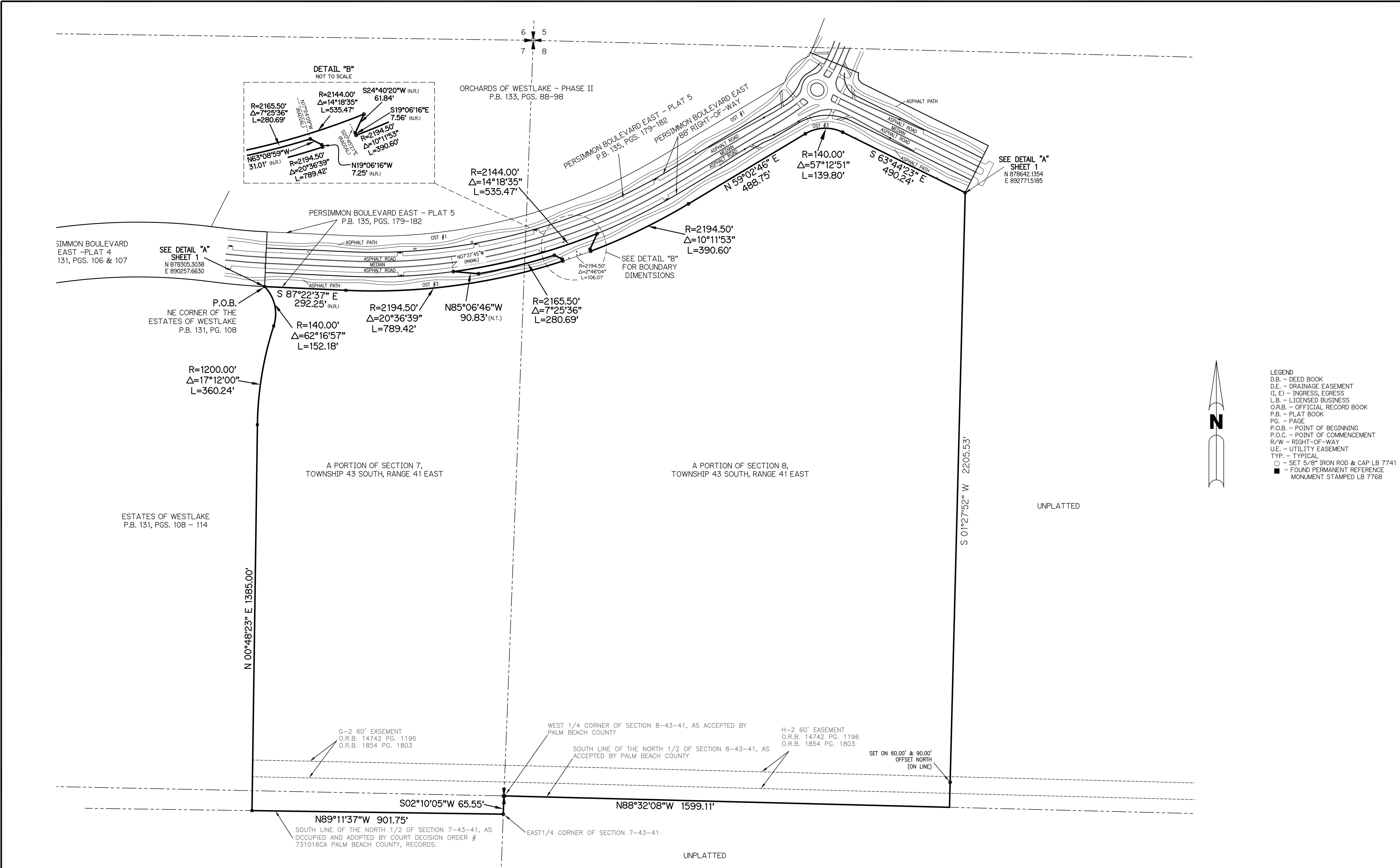


LOCATION MAP
NOT TO SCALE



STATE PLANE GRID NOTES:
COORDINATES SHOWN ARE GRID COORDINATES DATUM = NAD 83 (1990 ADJUSTMENT).
ZONE = FLORIDA EAST ZONE
LINEAR UNIT = U.S. SURVEY FEET
COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION
ALL DISTANCES ARE GROUND, UNLESS OTHERWISE NOTED.
SCALE FACTOR: 1.0000
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

1.			SKETCH OF BOUNDARY SURVEY CLIENT: GL HOMES OF PALM BEACH ASSOCIATES, LTD. PROJECT: SILVER LAKE - PLAT ONE		CONTACT INFORMATION SAND & HILLS SURVEYING, INC. 8461 LAKE WORTH RD., #410 LAKE WORTH, FLORIDA 33467 Tel: (561) 209-6048 white@sand-hills.com www.sand-hills.com LICENSE BUSINESS NO. 7741	SEAL	CERTIFICATION: I HEREBY CERTIFY THAT THE SURVEY AS SHOWN HEREON MEETS THOSE STANDARDS CONTAINED IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, FLORIDA STATUTES. Perry White DATE OF SURVEY: 04/14/24 PERRY C. WHITE PROFESSIONAL SURVEYOR & MAPPER FLORIDA REGISTRATION NO. 4213	SCALE: 1" = 150'	FIELD BOOK / PAGE GPS
2.								DATE: 2/19/24	PROJECT NUMBER: SH0350
3.								CHECKED BY: PCW	DRAWING NUMBER: D0350BD03
4.								DRAWN BY: BEJ	SHEET 1 OF 2
REV.	ISSUED DATE	DESCRIPTION							



- LEGEND
- D.B. - DEED BOOK
 - D.E. - DRAINAGE EASEMENT
 - (I, E) - INGRESS, EGRESS
 - L.B. - LICENSED BUSINESS
 - O.R.B. - OFFICIAL RECORD BOOK
 - P.B. - PLAT BOOK
 - PG. - PAGE
 - P.O.B. - POINT OF BEGINNING
 - P.O.C. - POINT OF COMMENCEMENT
 - R/W - RIGHT-OF-WAY
 - U.E. - UTILITY EASEMENT
 - TYP. - TYPICAL
 - - SET 5/8" IRON ROD & CAP LB 7741
 - - FOUND PERMANENT REFERENCE MONUMENT STAMPED LB 7768

1.		
2.		
3.		
4.		
REV.	ISSUED DATE	DESCRIPTION

SKETCH OF BOUNDARY SURVEY

CLIENT: GL HOMES OF PALM BEACH ASSOCIATES, LTD.

PROJECT: SILVER LAKE - PLAT ONE



CONTACT INFORMATION	SEAL	SCALE: 1" = 150'	FIELD BOOK / PAGE GPS
SAND & HILLS SURVEYING, INC. 8461 LAKE WORTH RD., #410 LAKE WORTH, FLORIDA 33467 Tel: (561) 209-6048		DATE: 2/19/24	PROJECT NUMBER: SH0350
white@sand-hills.com www.sand-hills.com		CHECKED BY: PCW	DRAWING NUMBER: D0350BD03
LICENSE BUSINESS NO. 7741		DRAWN BY: BEJ	SHEET 2 OF 2



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

STAFF MEMORANDUM

DATE: 5/12/2025
PETITION NO.: ENG-2024-13
DESCRIPTION: Review of Plat for Silver Lake – Plat One
APPLICANT: Sand & Hills Surveying, Inc.
OWNER: Palm Beach West Associates VI, LLLP
REQUEST: Owner (Palm Beach West Associates VI, LLLP) is requesting approval of the Plat for Silver Lake – Plat One

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 is scheduled for June 2, 2025, and approval by the Board of Supervisors is scheduled for June 3, 2025.

Discussion

Silver Lake – Plat One will contain 119.806 acres of land. Silver Lake – Plat One is located in the southeast portion of Westlake, south of Pod S, southwest of Pod U, east of Pod T, and bounded by Persimmon Boulevard East to the north, as shown in the graphics below. The primary access point to Silver Lake – Plat One will be off Persimmon Boulevard East.



Location Map



The Silver Lake property was included in the initial incorporation of the City of Westlake. The original configuration of the property was a long rectangular property located along the southern boundary of Westlake. Access to the site was challenging. To ensure seamless integration with the Westlake development plan, GL Homes and Minto collaborated to reconfigure a parcel of land contiguous to Persimmon Boulevard. The primary access to the newly configured parcel will be from Persimmon Boulevard East (Plat V). An emergency access, per Palm Beach County Fire Rescue requirements, will be provided at the northeast corner of the site connecting to Persimmon Boulevard East, just east of Riverbend. Silver Lake will be a gated community and will contain a guardhouse within the main entrance boulevard.

Silver Lake will include a variety of single-family products being offered on 48 and 50-foot-wide lots. The lots will maintain an average lot depth of 117'. The site plan will contain a limited number of back-to-back lots which will provide additional pricing diversity. In total, Silver Lake will contain 448 single family home sites at a gross density of 3.75 dwelling units per acre. Phase 1 will contain 133 – 48-foot-wide lots and 161 – 50-foot-wide lots. Phase 2 will contain 76 – 48-foot-wide lots and 78 – 50-foot-wide lots. All lots will have the same housing product width of 38'. The proposed density is well below the maximum allowable density of both the R-1 & R-2 zoning districts. To enhance diversity and character of the community, varying lot sizes are interspersed through the community. A 1.13-acre community recreation amenity parcel is centrally located within the parcel at the terminated vista of the main entrance road. Anticipated amenities include a community building, central mail kiosk, children's playground, 3 (unlit) pickleball courts, parking, and open space.

All lakes and water management tracts (WMT's) will be platted and constructed with Phase 1. It should be noted that a portion of land along the eastern boundary, owned by Minto PBLH, LLC, is incorporated into WMT 10. The Silver Lake Plat includes the replat of a portion of Persimmon Boulevard Phase 5 Plat to provide a right turn lane and access to the main entrance to the parcel.

Silver Lake will maintain minimum 50-foot buffers along its east, south and west boundary. A buffer, in addition to 50' Rural Parkway adjacent to Persimmon Boulevard East is also provided. Lakes provide

buffering along the east and west boundaries adjacent to the future development parcel (Lake #10) and the Estates of Westlake, respectively. The parcel boundary for Silver Lake extends to the center of the lake along the east boundary (Lake #10). Minto PBLH LLC will be providing an easement to SID over the balance of the lake and Water Management tract to facilitate the construction of the lake concurrent with Silver Lake. The easement (WMT) will be platted with the future development parcel at a later date.

All buffers are consistent with the existing Development Order and exceed the minimum requirements of the City's Comprehensive Plan. Consistent with the requirements of FLU Policy 1.6.4; no multi-family dwelling units are proposed within 400 feet.

Silver Lake was not included in the originally approved Minto West Development Order and Traffic Concurrency Approval. The applicant has received individual TPS concurrency approval for Silver Lake from Palm Beach County.

Silver Lake has been designed to ensure the majority of residential homes abut an open space area or lake. Curvilinear streets with pedestrian sidewalks meander throughout the neighborhood. The main entrance occurs from Persimmon Boulevard East and will have a gated, manned guardhouse. The guardhouse and all additional amenities are designed to be consistent with the overall architectural theme of modern contemporary.

Five-foot pedestrian sidewalks will line both sides of the local streets within the neighborhood. All the internal pedestrian pathways will connect to the overall pedestrian network outside of the parcel. Ten-foot-wide multi-modal sidewalks are provided at the project entrance connecting the community to the multi-modal pathways along the adjacent city roads and to the overall Westlake pathway network.

A spacious open green space and a 1.13-acre recreation area will be provided at the terminus of the main entrance containing a 3,606 SF community building, pickleball courts, a multi-use turf area (suitable for such activities as tossing a frisbee or a game of catch) and a tot lot with open play area for the exclusive use of the Silver Lake residents. A covered mailbox pavilion is located in the parking lot adjacent to the clubhouse. A covered bus shelter will be available for residents. The proposed recreation plan substantially exceeds all minimum open space and neighborhood park requirements of the City's Comprehensive Plan.

All drainage and water management systems within Minto Westlake will be owned and operated by SID. It is proposed that Silver Lake runoff be directed to on-site inlets and storm sewer and connected to the Master Drainage System for water quality treatment and attenuation. Legal positive outfall is available via connection to the Master Drainage System which discharges to the SID canal system. The Site Plan, Water Management and Plat have been closely coordinated with Seminole Improvement District (SID).

Review Criteria

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

Conclusion

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

File Attachments for Item:

A. Education Advisory Board - Consideration and Appointment of one (1) alternate member

Submitted By: City Clerk's Office

RESOLUTION NO. 2025-14

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA,
APPOINTING ONE (1) ALTERNATE MEMBER TO SERVE ON THE EDUCATION ADVISORY
BOARD; PROVIDING FOR CONFLICTS, PROVIDING FOR SEVERABILITY; AND
PROVIDING FOR AN EFFECTIVE DATE.**



Meeting Agenda Item Coversheet

MEETING DATE:		June 3, 2025		Submitted By: City Clerk's Office	
SUBJECT: <i>This will be the name of the Item as it will appear on the Agenda</i>		Education Advisory Board - Consideration and Appointment of one (1) alternate member			
STAFF RECOMMENDATION: (MOTION READY)		Motion to appoint Dr. Christopher A. Tompkins as an alternate Board Member to the education advisory board.			
SUMMARY and/or JUSTIFICATION:		<p>Per City Ordinance, The Education Advisory Board shall consist of five (5) regular members and one (1) alternate member.</p> <p>All appointments to the Education Advisory Board shall be for a one (1) year period expiring on the following April 30th.</p> <p>There currently remains one (1) vacant position on the Board for one (1) alternate board member seat.</p> <p>The application of Dr. Christopher A. Tompkins, Sr. is attached for consideration.</p>			
SELECT, if applicable		AGREEMENT:		BUDGET:	
		STAFF REPORT:		PROCLAMATION:	
		EXHIBIT(S):		OTHER:	
IDENTIFY EACH ATTACHMENT. <i>For example, an agreement may have 2 exhibits, identify the agreement and Exhibit A and Exhibit B</i>		Board Applicants: Tompkins, Christopher A. – 5409 Santa Rosa Lane, Westlake			
SELECT, if applicable		RESOLUTION:		ORDINANCE:	
IDENTIFY FULL RESOLUTION OR ORDINANCE TITLE <i>(if Item is <u>not</u> a Resolution or Ordinance, please erase all default text from this field's textbox and leave blank)</i>		RESOLUTION NO. 2025-14 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, APPOINTING ONE (1) ALTERNATE MEMBER TO SERVE ON THE EDUCATION ADVISORY BOARD; PROVIDING FOR CONFLICTS, PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.			
FISCAL IMPACT (if any):		N/A			\$



Advisory Board/Committee Application

DATE:	05/11/2025	NAME:	Dr. Christopher Anthony Tompkins, Sr. LTC (R)
ADDRESS:	5409 Santa Rosa Lane, Westlake, Florida 33470		
PHONE:	2027791707	E-MAIL:	christopher3k1982@gmail.com
What is the Board/Committee of your choice?		Education	
How long have you lived in the City of Westlake?		3 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:		Florida Atlantic University	
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:			
Family Church Village, JROTC and ROTC activities, Kappa Alpha Psi Fraternity, Inc.			
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:			
Ph.D. in Educational Policy, Leadership, and Management Master of Philosophy in Education Master of Arts in Education and Human Development College Professor, Leadership Development and Senior Military Science Instructor			

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 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.

Dr. Christopher Anthony Tompkins, Sr. Lieutenant Colonel (Ret.)

5409 Santa Rosa Lane

Westlake, Florida 33470

Email: christopher3k1982@gmail.com Mobile 202 779-1707

With a Ph.D. in Educational Policy, Leadership, and Management, I am dedicated to developing future leaders and equipping students with the tools necessary for college, career, and life success. My expertise lies in postsecondary school administration, student affairs leadership, university-led ROTC programs, and JROTC programs for high school students aspiring to become military officers. I am deeply committed to promoting social change, advancing equity in education, and advocating for equitable resource allocation to support underserved communities.

I served as a Professor of Military Science and Director of Military Affairs at Palm Beach Atlantic University, where I prepared students for commissioning as second lieutenants. Prior to this role, I held senior leadership positions in the U.S. Army, culminating in 30 years of service as a Lieutenant Colonel and a military police officer. My military career provided extensive expertise in military operations, law enforcement, security, anti-terrorism, and force protection, which informed me of my approach to leadership development and student mentorship.

I bring a unique blend of military leadership and higher education experience; I have successfully led diverse teams, managed complex operations, and applied strategic oversight to financial budgeting, staffing, and program development. My ability to foster inclusive communities has translated into effective student engagement and residential affairs management, where I have resolved issues, organized leadership and community-building initiatives, and cultivated a thriving, secure, and engaging learning environment. With a strong foundation in leadership, organizational management, and student development, I am committed to shaping the next generation of leaders, especially those pursuing military careers, by fostering institutional cultures prioritizing equity, inclusion, and academic excellence.

PRIMARY AREAS OF INTEREST:

- Leadership Principles & professional Development; Higher Education Administration & Policy, Student Affairs & Support Services, Military & Veterans Affairs, Program Development & Assessment; Strategic Planning & Organizational Development.

EDUCATION:

March 2025

Ph.D. in Educational Policy, Leadership, and Management – Walden University.

Areas of study include P-20 Education Political Issues (Local & State Governments), Educational Program and Policy Development (Students & Teachers), Educational Research for Social Change (Strategic Approach), Intercultural Competence, Diversity, Equity and Inclusion, Leadership, Culturally Responsive Education, Action Research, and Organization Development.

Dissertation Research Topic:

My research explored ROTC Officers' Perspectives on Diversity, Equity, and Inclusionary Practices in Commissioning Minority Officers in the U.S. Military. This study has the potential to significantly influence the understanding and implementation of diversity and inclusion in the military, making it a critical area of research. The impact of this research could be transformative, promoting a more inclusive and diverse military.

June 2024

Master of Philosophy in Education at Walden University (Educational Policy, Leadership, and Management):

Areas of Study include advanced coursework in Policy Analysis, Educational Research Methods, Strategic Planning and Management, Ethics, and Social Justice, as well as specialization-specific topics designed to fulfill the Ph.D. program requirements, such as Qualitative Analysis, and Academic Writing.

October 2003

Master of Arts in Education and Human Development - George Washington University, Washington, DC (Leadership, Supervision, and Administration):

Areas of study include Leadership Development, Strategic Planning, Human Resources Development and Management, Organizational Development, and Action Learning.

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May 1983

Bachelor of Science in Business Economics – North Carolina A&T State University, Greensboro, NC.:

Areas of study include Microeconomics, Macroeconomics, and Business Management. The Business Economics program focuses on developing analytical and quantitative skills.

CORE STRENGTHS:

- Analytical skills, Interpersonal skills Collaborative Learning skills
- Communication skills Critical thinking skills
- Ethical Practice Critical Evaluation
- Leadership and Navigation Time Management

Prior to my retirement in November 2015, I served as a Senior Military Police Officer in the U.S. Army. I have twenty-nine-plus years of senior leadership experience as a subject matter expert in Law Enforcement, including many security operations: Law and Order Operations, Physical Security, Anti-Terrorism, and Force Protection.

AREAS OF EXPERTISE:

- Retired U.S. Army Lieutenant Colonel (O-5/senior-grade) with 29+ years of experience in maintaining productivity by providing the U.S. Army with an adequate number of skilled and efficient Soldiers and, in addition, continually analyzing the workload and knowing where there are potential problems with the workforce and when it is time for additional help, i.e., tactical to the strategic level of command involved in the overall planning and execution of personnel replacement in war and peacetime operations.
- Solid experience within U.S. Military command structure, DoD, and civilian agencies involved in analyzing data and conducting organizational studies. Ensuring advanced flexibility, innovation, and competitive advantage with the placement of skilled and knowledgeable Soldiers through organizational studies and evaluations. Develop and create written and oral reports for specific agreements and Army contracts.
- Extremely knowledgeable and experienced in Leadership, Communication, Interpersonal, and Strategic Thinking and planning to support DoD program actions in meeting the requirements of the Secretary of Defense, Chairman of the Joint Chiefs of Staff, and Geographic Combatant Commands, which includes contingency planning and continuity of operations efforts in mission-critical areas.
- Extensive planning, policy, and operational experience ensured training guidance and procedures were covered to continually educate the development and execution of new systems and processes or organizational changes. Leads review meetings and recommends corrective actions; follows up to ensure that service providers deliver solutions agreed to or recommended and documented.
- Solid understanding of my primary goal as a Leader was to maintain productivity by providing the military with an adequate number of skilled and efficient Soldiers by continually analyzing the workload and knowing where there are potential problems with the workforce After-Action Reports and other reports on outages and deficiencies with Service Level Agreements, i.e., Memorandum of Understanding/Agreement.
- I possess comprehensive emergency management skills gained through wartime deployments, combatant command action group assignments, and direct collaboration with the United States and Partner Nation general purpose and special operations forces. My expertise extends to Chemical, Biological, Radiological, and Nuclear (CBRN) planning and campaign assessments.

CIVILIAN PROFESSIONAL WORK EXPERIENCE:

Florida Atlantic University, Boca Raton, Florida

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ROTC Senior Military Science Instructor

August 2024- October 2024

As a Senior ROTC Military Science Instructor, I design and implement the ROTC curriculum to meet educational standards and align with military objectives, delivering instruction on military science, leadership, tactics, and physical fitness. I mentor cadets, helping them develop leadership skills and navigate challenges while conducting assessments to evaluate readiness for commissioning. I collaborate with university faculty and community partners to promote the ROTC program and enhance recruitment efforts. Additionally, I prepare cadets for leadership roles through development opportunities and ensure compliance with Department of Defense and Army regulations. I also advise cadets on military career options and organize ROTC events to boost participation and engagement. I also engage in ongoing professional development to stay current with military practices and educational methodologies.

The University of Palm Beach Atlantic, West Palm Beach, Florida
Director of Military Affairs Program / Military Science Lecturer

July 2023 – Medically Retired

The Director of the Military Affairs Program/ Military Science Lecturer is responsible for matriculating support services, recruitment, and retention of all students in the Palm Beach Atlantic (PBA) Reserve Officers Training Corps (ROTC) program and overseeing the Military Science Minor Program in the School of Liberal Arts and Sciences. Charged with onboarding ROTC students and families receiving military Department of Defense and State Educational /Tuition Assistance benefits. Coordinates student support services with admissions, student accounts, financial aid, registrar, academic, and Student Development departments. Primary Military Science Instructor/Professor of Military Science and liaison for PBA ROTC courses with the Professor of Military Science (PMS Senior ROTC Officer) regional commander. Manages and monitors compliance with U.S. Army Cadet Command (USACC) regulations regarding all military student instructional requirements for commissioning.

The University of South Florida, Tampa, Florida
ROTC Senior Military Science Instructor

August 2022 – July 2023

Reserve Officers' Training Corps (ROTC) Senior Military Science Instructor prepares college students for positions in the United States Army. Duties focus on providing training that prepares students for leadership roles in the military as commissioned officers. Reserve Officer's Training Corps (ROTC) Instructors serve as military science instructors and have knowledge and experience in military training and field training evaluation. As an ROTC Senior Military Science Instructor, I primarily teach tactical and Leadership skills gained from the successful platoon, company commander, or branch equivalent experience. In addition, I was responsible for teaching basic Soldier skills, including map reading, land navigation, marksmanship, drill and ceremonies, and weapons experience with U.S. Army small arms.

Gibbs High School, St. Petersburg, Florida
JROTC Senior Army Instructor

January 2016 – August 2022

U.S. Army Junior Reserve Officer Training Corps (JROTC) Senior Army Instructor, Department Chairperson, and Chief Instructor of Gibbs High School JROTC program (9 – 12 Grade). Responsible for assisting the principal and other senior school officials in Pinellas County School District's JROTC program in establishing procedures for administering, controlling, and educating students enrolled in the JROTC program.

- Consistently taught, coached, and mentored young adults into being tomorrow's future leaders while deeply understanding community, citizenship, and accountability.
- Assessed and documented over 250+ student leadership skills required to advance to the next grade level.
- Developed a comprehensive educational lesson plan focused on using critical thinking skills to resolve complex problems as a leader.
- Led and encouraged 100+ cadets to plan, resource, and execute several professional JROTC events throughout the Lee County School District to recruit future students into the program.

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Active-Duty Service Experience:

TRADOC Deputy Protection & Operations Chief - Protection Division, Fort Eustis, VA May 2013 – January 2016

Provided subject matter expertise in developing training manuals and instruction guides to the TRADOC Command Group on all Protection-Provost Marshal-related operations, ensuring the development and execution of physical security, anti-terrorism, and force protection policy for all Training and Doctrine Command (TRADOC) installations.

- Coordinated and led the TRADOC G34 Protection Directorate Working Group to update the U.S. Army's regulations, policies, and directives pertaining to force protection operations across all TRADOC installations.
- Ensured CWMD functions were critical of the U.S. Army's Protection-Provost Marshal's related operations.
- Worked closely with TRADOC CBRN subject matter experts in developing the U.S. Army CWMD Curriculum.

Chief of Afghanistan National Security Forces/Future Operations, Kabul, Afghanistan May 2012 – May 2013

Provided theater/strategic vision, staff supervision, and daily oversight of Future Operations/Cross-Functional Teams that supported the Director of Future Operations and the International Joint Commander by analyzing and assisting in tactical, operational, and strategic-level planning, coordination, and synchronization efforts.

- Drafted and published force protection manuals to support the installation security operations of our Afghan Ministry of Interior and Ministry of Defense counterparts.
- Trained, coached, and advised our Afghan counterparts on effectively conducting protection and law enforcement operations in a contaminated environment.
- Provided Emergency Management expertise to NATO Training Mission Afghanistan Advisors and Mentors on how to train our Afghan counterparts to plan for and reduce the impact of disasters, react during and immediately following a disaster, and take steps to recover after a disaster.

V Corps Protection Chief/Provost Marshal, Wiesbaden, Germany

August 2011 – May 2012

Provided they provided/strategic vision, staff supervision, and daily oversight of the Protection Section, composed of the Provost Marshal Cell, Personal Recovery Cell, Chemical, Biological, Radiological, Nuclear (CBRN) and Explosive Cell, Engineering, and Air and Missile Defense Cell. In addition, guidance and procedures were ensured to continually educate the development and execution of physical security and anti-terrorism policy for force protection support personnel.

- Directed and supervised V Corps Protection personnel, monitoring and managing all activities, training, and readiness for Operation Enduring Freedom (OEF) deployment.
- Supported V Corps CWMD Community of Interest Engagements leading up to our deployment to Afghanistan in support of OEF.
- Worked closely with intelligence analysts to develop CWMD Joint Intelligence Preparation of the Operational Environment (JIPOE) to support V Corps Force Protection Operations.

Professor of Military Science, Virginia State University, Petersburg, VA

May 2010 – August 2011

Battalion Commander and Departmental Chair for the Virginia State University Reserve Officer Training Corp Corps C) Battalion. Solely responsible for the mission accomplishment and supervision of a Cadet Command ROTC Battalion consisting of 125 Cadets and 7 Military and Civilian cadre members. Additional responsibilities included the battalion's internal management and control program, resource/contract management, oversight and management of cadet pay entitlements, and a managerial actions budget of \$ 70 K.

- Constantly maintained a professional and close relationship with parents and university officials by keeping them abreast of the ROTC community service programs, activities, and officer commissioning process.
- The TRADOC Command Inspector General's Office awarded us a commendable inspection rating for managing an excellent Inventory Control and Logistics Program.

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TRADOC Command Provost Marshal, Fort Monroe, VA

June 2009 – May 2010

Established the direction of TRADOC's operational force protection program by teaching and formulating new training guidance and evaluating and implementing supporting policies, procedures, and programs.

- Received commendations for expertly managing the physical security, force protection, and military working dog programs of 15 TRADOC installations while collecting and disseminating domestic threat intelligence for the command.
- Expertly prepared briefings and information papers and performed staff actions while supervising all law enforcement and security operations for this historic military community base.

Deployments: (Six Deployments / Four Major Combat Zones)

- Germany (1987-1990)
- **Kuwait (2003-2004)**
- **Iraq (2004-2005)**
- **Iraq (2008-2009)**
- Germany (2011-2012)
- **Afghanistan (2012-2013)**

MILITARY: DIPLOMA/CERTIFICATION & SPECIALIZED TRAINING:

- U.S. Army Cadet Command Instructor Course, Fort Knox, KY / 2022
- NATO Officer School, Oberammergau, Germany / 2012
- U.S. Army Cadet Command Pre-Command Course for ROTC Program, Fort Monroe, VA / 2010
- U.S. Army Command and General Staff College, Fort Leavenworth, KS /2004
- U.S. Army Combined Arms Staff College, Fort Leavenworth, KS /2000
- U.S. Army Military Police Basic Officers Course, Fort Leonard Wood, MS / 1999
- U.S. Army Nuclear, Biological, Chemical Course, Fort Leavenworth, KS / 1989
- U.S. Army Ranger School (Ranger Certification Tab), Fort Benning, GA /1987
- U.S. Army Armor Officer's Course, Ft. Knox, KY /1987
- U.S. Army Airborne School (Airborne Certification Tab), Fort Benning, GA /1987
- U.S. Army Officer's Candidate School, Fort Benning, GA /1987
- U.S. Army Soldier Basic Training, Fort Dix, NJ /1986

LEADERSHIP RECOGNITION:

- *Military Police "Order of the Marechaussee" Top Award for Military Police Officers / 2015*

AWARDS / Honors:

Bronze Star Medal, Defense Meritorious Service Medal (2 Bronze Oak Leaf Cluster), Meritorious Service Medal (1 Bronze Oak Leaf Cluster), Joint Service Commendation Medal, Army Commendation Medal, Army Achievement Medal, **National Defense Service Medal (Bronze Star)**, Global War Terrorism Service Medal, Global War Terrorism Expeditionary Medal, **Iraq Campaign Medal**, **Afghanistan Campaign Medal**, Army Service Ribbon, Army Overseas Service Ribbon (Bronze numeral #3), Joint Meritorious Unit Award, Army Superior Unit Award, **NATO ISAF (International Security Assistance Force) Medal**, **Combat Action Badge**, **Airborne/Parachutist Badge**, and **U.S. Army Ranger Tab**.

PROFESSIONAL AFFILIATIONS:

- Kappa Alpha Psi Fraternity Inc.

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**CITY OF WESTLAKE
RESOLUTION NO. 2025-14**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, APPOINTING ONE (1) ALTERNATE MEMBER TO SERVE ON THE EDUCATION ADVISORY BOARD; PROVIDING FOR CONFLICTS, PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Council deems it to be in the best interests of the City of Westlake to appoint one (1) alternate member to serve on the Education Advisory Board.

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

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

SECTION 2. The City Council of the City of Westlake, Florida, hereby appoints the following one (1) alternate member to serve on the Education Advisory Board:

Alternate Board Member

SECTION 3. CONFLICTS. All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 4. SEVERABILITY. If any clause, section, other part or application of this Resolution is held by any court of competent jurisdiction to be unconstitutional or invalid, in part or application, it shall not affect the validity of the remaining portions or applications of this Resolution.

SECTION 5. EFFECTIVE DATE. This Resolution shall take effect immediately upon its passage and adoption.

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

City of Westlake
JohnPaul O'Connor, Mayor

Zoie Burgess, City Clerk