

CITY OF WESTLAKE



AGENDA

City Council Regular Meeting

Tuesday, December 05, 2023 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
VACANT, Council Member – Seat 1
Julian Martinez, Council Member – Seat 2
Charlotte Leonard, Council Member – Seat 3

CITY STAFF:

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

[TENTATIVE: SUBJECT TO REVISION]

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

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

Meeting ID: 2633 788 1730

Password: hello

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

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

Meeting ID: 2633 788 1730

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

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

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

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

ADDITIONS, DELETIONS OR MODIFICATIONS, AND APPROVAL OF AGENDA

PUBLIC COMMENTS AND REQUESTS

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

CONSENT AGENDA

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

[A.](#) Minutes_City Council Regular Meeting - 11.07.2023 DRAFT

[B.](#) Financial Report - October

PRESENTATIONS/PROCLAMATIONS

PUBLIC HEARING

[A.](#) RESOLUTION 2023-32 - A Resolution for the Plat of Terraces of Westlake – Phase II

Submitted By: Engineering

RESOLUTION 2023-32

A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, APPROVING THE TERRACES OF WESTLAKE – PHASE II, BEING A REPLAT OF TRACT “I”, TERRACES OF WESTLAKE – PHASE I, PLAT BOOK 136, PAGES 143 THROUGH 149, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA. PROVIDING FOR RECORDATION, PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

[B.](#) **FIRST READING:** Ordinance 2023-07 – ARCADE AMUSEMENT CENTERS AND ELECTRONIC GAMING ESTABLISHMENTS

Submitted By: Planning and Zoning

ORDINANCE 2023-07

AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, AMENDING CHAPTER 3 ZONING DISTRICTS AND USES AS SET

FORTH IN THE CITY'S CODE OF ORDINANCES; PROVIDING FOR THE CREATION OF SECTION _____ TO BE ENTITLED "ARCADE AMUSEMENT CENTERS AND ELECTRONIC GAMING ESTABLISHMENTS" PROVIDING _____ FOR _____ PURPOSE _____ AND FINDINGS; PROVIDING FOR CODIFICATION, PROVIDING CONFLICTS; PROVIDING FOR SEVERABILITY, AND PROVIDING AN EFFECTIVE DATE.

C. FIRST READING: Ordinance 2023-08 – Massage Establishment

Submitted By: Planning and Zoning

ORDINANCE 2023-08

AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, AMENDING CHAPTER 3 ZONING DISTRICTS AND USES AS SET FORTH IN THE CITY'S CODE OF ORDINANCES; PROVIDING FOR A DEFINITION OF A MASSAGE ESTABLISHMENT; PROVIDING FOR HOURS OF OPERATION; PROVIDING FOR EXEMPTIONS; PROVIDING FOR CODIFICATION, PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY, AND PROVIDING AN EFFECTIVE DATE.

D. FIRST READING: ORDINANCE 2023-10 - Amending Art in Public Places - Establishing Terms

Submitted By: Administration

ORDINANCE 2023-10

AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, AMENDING CHAPTER 24 OF THE CITY'S CODE OF ORDINANCES ENTITLED "ART IN PUBLIC PLACES," TO CREATE ARTICLE 24.2 SECTION 6(A)(5) FOR THE PURPOSE OF ESTABLISHING TERMS FOR THE COMPOSITION OF THE ART IN PUBLIC PLACES ADVISORY BOARD; PROVIDING FOR CODIFICATION, PROVIDING FOR CONFLICTS, PROVIDING FOR SEVERABILITY, AND PROVIDING FOR AN EFFECTIVE DATE.

E. FIRST READING: Ordinance 2023-09 – Repealing & Reconstituting the Education Advisory Board

Submitted By: Administration

ORDINANCE 2023-09

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, REPEALING ORDINANCE 2020-05 AND 2020-10 WHICH REGULATED THE CITY EDUCATION AND YOUTH ADVISORY BOARD AND ADOPTING A NEW ORDINANCE RECONSTITUTING THE BOARD AND RESTATING THE TERMS AND CONDITIONS UNDER WHICH THE EDUCATION ADVISORY BOARD WILL OPERATE; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

NEW BUSINESS

A. Art in Public Places Board Appointment - 2 Alternates and 1 Student Member

Submitted By: Administration

RESOLUTION 2023-33

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

B. Vacancy to Fill Council Member Unexpired Term - Seat 1

Submitted by: Administration

RESOLUTION 2023-34

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, APPOINTING _____ AS A CITY COUNCIL MEMBER (SEAT 1) OF THE CITY OF WESTLAKE TO FILL THE UNEXPIRED TERM OF A COUNCIL MEMBER WHO TENDERED THEIR RESIGNATION EFFECTIVE NOVEMBER 8, 2023; PROVIDING THAT THE INDIVIDUAL APPOINTED TO THE COUNCIL SHALL SERVE UNTIL THE CITY COUNCIL MEMBER ELECTED AT THE NEXT REGULARLY SCHEDULED CITY ELECTION, DETERMINED BY THE CITY COUNCIL TO BE ON MARCH 2024, IS SWORN INTO OFFICE; PROVIDING FOR CONFLICTS, PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

C. ARPA Subrecipient Agreement between the City of Westlake and Seminole Improvement District for ARPA Funds to Be Used for Storm Water Infrastructure

Submitted By: Administration

RESOLUTION 2023-31

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, APPROVING AND AUTHORIZING THE MAYOR OR VICE MAYOR TO EXECUTE THE ARPA SUBRECIPIENT AGREEMENT BETWEEN THE CITY OF WESTLAKE, FLORIDA AND SEMINOLE IMPROVEMENT DISTRICT FOR AMERICAN RESCUE PLAN ACT ("ARPA") FUNDS TO BE USED FOR STORMWATER INFRASTRUCTURE; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

D. Discussion - Legislative Initiatives for Palm Beach County

CITY COUNCIL COMMENTS

A. Councilwoman Charlotte Leonard

B. Councilman Julian Martinez

C. VACANT

D. Vice Mayor Greg Langowski

E. Mayor JohnPaul O'Connor

REPORT - STAFF

A. Palm Beach County Fire Rescue Response Time Reports - October 2023

REPORT - CITY ATTORNEY

REPORT - CITY MANAGER

PUBLIC COMMENTS AND REQUESTS

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

ADJOURNMENT

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

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

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

AGENDA POSTED: Friday, December 1, 2023

File Attachments for Item:

A. Minutes_City Council Regular Meeting - 11.07.2023 DRAFT

CITY OF WESTLAKE



MINUTES

City Council Regular Meeting

Tuesday, November 07, 2023, 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
Pilar Valle Ron, Council Member – Seat 1
Julian Martinez, Council Member – Seat 2
Charlotte Leonard, Council Member – Seat 3

CITY STAFF:

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

A regular meeting of the City Council of the City of Westlake was held on Tuesday, November 7, 2023, at 6:00 PM., at The Lodge at Westlake Adventure Park, 5490 Kingfisher Blvd. Members of the public also participated in the meeting through electronic means and accessed as follows:

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

Meeting ID: 2632 888 9851

Password: hello

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

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

Meeting ID: 2632 888 9851

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

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

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

Ms. Burgess noted that anyone causing a disruption or inappropriate will be removed from the meeting. Ms. Burgess reminded Council Members physically present to utilize microphones.

CALL TO ORDER

Mayor O'Connor called the City of Westlake Regular City Council meeting of Tuesday November 7, 2023, to order at 6:01 PM.

ROLL CALL

Present and constituting a quorum:

Councilwoman Charlotte Leonard
Councilman Julian Martinez
Councilwoman Pilar Valle Ron
Vice Mayor Greg Langowski
Mayor JohnPaul O'Connor

Also present:

Timothy Day, City Manager
Donald J. Doody, Esq., City Attorney
Zoie Burgess, 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.

There being none, Mayor O'Connor called for a motion to approve the agenda as presented.

Motion by Vice Mayor Langowski to approve the agenda as presented, seconded by Councilwoman Valle Ron.

UPON ROLL CALL:

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

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

PUBLIC COMMENTS AND REQUESTS

Mayor O'Connor called for public comments. Ms. Burgess noted there was a comment from the virtual audience, Ms. Torres.

Alicia Torres – 5847 Whippoorwill Circle - Ms. Torres stated she reviewed qualifications for council, and it stated you must be a current resident in the City of Westlake and must maintain residency. Ms. Torres stated the charter did not discuss this item and asked Mr. Doody if one of the council members were to move out of the city what is the next course of action? Mr. Doody stated he did not have the charter in front of him, but generally charters provide for filling a vacancy in two ways. Depending on the remaining term of that particular elected official, the council would have the opportunity to make an appointment. If there is a length of time that calls for six months a special election would be called. Ms. Torres thanked Mr. Doody for the clarification.

Mayor O'Connor called for additional comments.

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

There being no further comments, the next item followed.

CONSENT AGENDA

- A. Minutes_City Council Regular Meeting - 10.03.2023 DRAFT
- B. Monthly Financial Report - August
- C. Monthly Financial Report – September

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:

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

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

PRESENTATIONS/PROCLAMATIONS

A. Proclamation 2023-11 - Veterans Day

Mayor O'Connor identified the Proclamation that was previously approved by Council and read the proclamation into the record.

Next item followed.

NEW BUSINESS

A. Resolution 2023-30 – Amendment to Fiscal Year 2023 Budget

Submitted By: Finance

RESOLUTION 2023-30

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, APPROVING THE AMENDMENT TO THE SPECIAL REVENUE FUND-COMPREHENSIVE PLANNING SERVICES BUDGET FOR FISCAL YEAR 2023; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Mayor O'Connor introduced the item.

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

Mayor O'Connor called for clarification on item from the City Manager.

Mr. Doody interjected, stating the issue was not a legal matter, but explained the item was more of a housekeeping item amending the 2023 Fiscal Year budget to make sure everything has been reconciled.

Mayor O'Connor called for any staff or council comments.

There being no further comments, Mayor O'Connor called for a motion.

Motion by Councilwoman Leonard to approve Resolution 2023-30, seconded by Vice Mayor Langowski.

UPON ROLL CALL:

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

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

B. Art in Public Places - Consideration of Board Appointment and Discussion of Term Limits

Resident - Jimenez, Johana

Submitted By: Clerk's Office

Mayor O'Connor introduced the item.

Mayor O'Connor called for staff to discuss the item further.

Ms. Burgess stated an application was received for consideration for board appointment to the from Ms. Johana Jimenez. Ms. Burgess noted Ms. Jimenez was aware the item was being reviewed at the meeting; however, Ms. Jimenez was not present in the audience.

Mayor O'Connor stated he was not aware of a vacancy on the Art in Public Places Board, and he was not aware that the vacancy was advertised. Ms. Burgess clarified the vacancy was not advertised as it was part of the initial board, no one was interested in providing an application to present to council. Mayor O'Connor asked what the current term limits were. Ms. Burgess stated the council has not set term limits for the Art in Public Places Board. Mayor O'Connor asked to iron out the term limit details and then advertise for the vacancy. Mayor O'Connor stated he would like to have staggered term limits for the board. Mayor O'Connor called for a motion to table item and advertise for the vacancy. Mayor O'Connor asked for there to also be an alternate position created for the board. Ms. Burgess stated there are currently five regular members and two alternates, the vacancy is for one of the alternate positions. The council discussed the item further. Mr. Doody asked for a consensus on alternating term limits and their time lengths. Mr. Doody stated the resignation of the board might need to be requested to start fresh and appoint seats for one year. Mayor O'Connor asked why the current seats couldn't just be modified. Mr. Doody stated he didn't want to offend anyone by picking seats. Mr. Doody stated he will speak to all the council before adding the item to the next agenda to allow council to give it some thought. Mr. Doody also advised; council might want to reach out to the current board members to see what they are comfortable with. Mr. Doody advised he recommends council revisit the board every year on a calendar month to ensure everyone seats equally and to verify they want to continue to serve and reappoint them. Members with unexcused absences can be removed and fill vacancies as they come.

Councilwoman Leonard asked for a description of the purpose of the board to be stated for the record. Mayor O'Connor gave a brief description of the board's purpose. Ms. Burgess stated she had the board's purpose and asked to read it into the record.

Mayor O'Connor requested the vacancy be advertised and brought back to the following meeting, including a revised ordinance stating term limits. Ms. Burgess asked council to advise how long they would like the notice to be published. Council discussed to have time published immediately and to close a week before the following meeting to allow staff to review applications. Mr. Doody stated several items will be brought back up regarding the board.

Mayor O'Connor asked if a motion to table the item was needed. Mr. Doody stated a motion was needed to table the appointment.

Motion by Vice Mayor Leonard to table the appointment, seconded by Councilwoman Leonard.

UPON ROLL CALL:

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

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

CITY COUNCIL COMMENTS

- A. Councilwoman Charlotte Leonard – Councilwoman Leonard stated she had no additional comment.
- B. Councilman Julian Martinez – Councilman Martinez stated he had several items to discuss. First, he stated Palm Beach County Days is coming up in January and would like to have an agenda item for next meeting to discuss what council would like to accomplish at Palm Beach County Days, who they wanted to speak to and what plans or documents they want to present.

Councilman Martinez also provided an update on the 5k race, noting that he attempted to do it last year but received pushback and the timeline didn't work out. He also wanted to discuss having a joint event with the HOA to be exclusive to city residents only. Mayor O'Connor stated Councilman Martinez would have to discuss his request with the HOA as the City cannot tell a private entity what to do. Councilman Martinez stated he was asking council to discuss to see if they can all agree on having event like this to move forward with it. Mayor O'Connor asked Mr. Doody what the legality was regarding the city being behind an event. Mr. Doody stated events must be made public when held by the city. Council discussed item further on how to approach a joint event. Ms. Leonard asked what the tentative date is for the 5k. Councilman Martinez stated a date was not yet selected but it will be for the upcoming year.

- C. Councilwoman Pilar Valle Ron – Councilwoman Valle Ron wanted to congratulate the Veterans and stated how nice the proclamation was.
- D. Vice Mayor Greg Langowski – Vice Mayor Langowski stated there are events around the area you can attend to celebrate the remembrance of Veterans.
- E. Mayor JohnPaul O'Connor – Mayor O'Connor stated he had an opportunity to participate in fire ops 101 which was done in partnership with the fire union and the Palm Beach County Fire Department. Mayor O'Connor expressed his respect for firefighters and what they do.

Mayor O'Connor stated he believes the Holiday Pop Up Market was voted as an annual event last year. Mayor O'Connor stated there was a tentative date for December 10, and asked for council consensus to have the Holiday Pop Up Market this year and every year. Council discussed the event. Mayor O'Connor mentioned the event paid for itself minus the insurance and the portable bathrooms. Councilman Martinez asked if there was any consideration to amping up the event this year adding a couple of things. Mayor O'Connor stated budget permitting was the big concern as the city does not have the money for this stuff and try to keep the events self-funded. Mayor O'Connor stated adding food trucks and vendors allows for a bigger budget for the event.

REPORT - STAFF

- A. Palm Beach County Sheriff's Office - Monthly Report – October

Mayor O'Connor called for any reports from the Palm Beach County Sheriff's Office. Lieutenant Darla Sauers has been recently appointed to the administrative office for the Westlake area, second in command with Captain Craig Turner. Lieutenant Sauers discussed the monthly call report for October.

Mayor O'Connor called for District Chief Vomero to discuss the response time report.

Palm Beach County Fire Rescue District Chief, Amanda Vomero, discussed the monthly call volume and response.

REPORT - CITY ATTORNEY

No additional comments.

REPORT - CITY MANAGER

Mr. Day apologized he was not prepared to answer the question on the budget item discussed earlier. Mr. Day summarized again the previously discussed budget amendment.

PUBLIC COMMENTS AND REQUESTS

Mayor O'Connor called for public comments.

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

Anita Kaplan – 5459 Santarosa Lane – Ms. Kaplan asked for clarification on the HOA issue. Councilman Martinez clarified, that as the city, they cannot hold a private event.

Ms. Kaplan also asked about the terms for the boards. Ms. Kaplan stated she was not aware if the Education and Youth Advisory Board has terms. Ms. Kaplan asked to have consistency across the boards when it comes to terms. Mr. Doody stated terms will be discussed at the next meeting.

Ms. Anita also wanted to know how the ambulance decided where to take you when called for an emergency. Councilman Martinez stated it depended on the type of call and the severity, where you will be taken. Councilwoman Valle Ron also discussed the types of injuries and where a patient will be taken. Council continued to discuss where ambulances take patients to. Mr. Doody clarified, for the record, that these comments are not made by councilmembers on behalf of the city, they are not city policies or city issues, they are outside of the scope of the city's authority.

Alicia Torres – 5847 Whippoorwill Circle – Ms. Torres asked for more information on the amendment to the budget as she did not see the numbers listed in the agenda. Mr. Day advised Ms. Torres where the item was in the agenda.

Mayor O'Connor called for additional public comments.

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

There being no further comments, the next item followed.

ADJOURNMENT

There being no further business, Mayor O'Connor adjourned the meeting at 6:54 PM.

File Attachments for Item:

B. Financial Report - October



MEMORANDUM

TO: Members of the City Council, City of Westlake
FROM: Steven Fowler, Accountant; Miriam Barahona, Accounting Supervisor
CC: Ken Cassel, City Manager
DATE: November 15, 2023
SUBJECT: October Financial Report

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

General Fund

- Total Revenues through October were approximately 1% of the annual budget. There were no collections of the FY2024 Ad Valorem Tax and Special Assessments.
- Total Expenditures and Contingency through October were approximately 5% of the annual budget.

Special Revenue Fund – Housing Assistance Program

- Total Revenues through October were approximately 48% 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 October were approximately 4% of the annual budget.
- Total Expenditures through October were approximately 6% of the annual budget.

City of Westlake

Financial Report

October 31, 2023



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City of Westlake

Financial Statements

October 31, 2023

Balance Sheet
October 31, 2023

ACCOUNT DESCRIPTION	GENERAL FUND	SPECIAL REVENUE FUND - HOUSING ASSISTANCE PROGRAM	SPECIAL REVENUE FUND - COMPREHENSIVE PLANNING SVCS	TOTAL
<u>ASSETS</u>				
Current Assets				
Cash - Checking Account	\$ 3,339,925	\$ -	\$ -	\$ 3,339,925
Assessments Receivable	41,659	-	-	41,659
Due From Other Districts	1,244	-	-	1,244
Due From Other Funds	-	-	692,472	692,472
Investments:				
Money Market Account	980,742	965,093	-	1,945,835
Treasury Bills (3 months)	-	1,199,197	-	1,199,197
Treasury Bills (6 months)	-	1,798,726	-	1,798,726
Deposits	666	-	-	666
Total Current Assets	4,364,236	3,963,016	692,472	9,019,724
Noncurrent Assets				
Mortgages Receivable	-	568,373	-	568,373
Total Noncurrent Assets	-	568,373	-	568,373
TOTAL ASSETS	\$ 4,364,236	\$ 4,531,389	\$ 692,472	\$ 9,588,097

LIABILITIES**Current Liabilities**

Accounts Payable	\$ 194,902	\$ -	\$ 114,386	\$ 309,288
Accrued Expenses	28,650	-	50,500	79,150
DBPR surcharge	2,190	-	-	2,190
DCA surcharge	3,242	-	-	3,242
Impact Fees	489,994	-	-	489,994
Unearned Revenue	328,970	-	-	328,970
Deferred Revenue-Developer Submittals (Minto)	-	-	72,485	72,485
Due To Other Funds	692,472	-	-	692,472
Total Current Liabilities	1,740,420	-	237,371	1,977,791

Balance Sheet
October 31, 2023

ACCOUNT DESCRIPTION	GENERAL FUND	SPECIAL REVENUE FUND - HOUSING ASSISTANCE PROGRAM	SPECIAL REVENUE FUND - COMPREHENSIVE PLANNING SVCS	TOTAL
Long-Term Liabilities				
Deferred Inflow of Resources	41,659	-	-	41,659
Total Long-Term Liabilities	41,659	-	-	41,659
TOTAL LIABILITIES	1,782,079	-	237,371	2,019,450
FUND BALANCES				
Nonspendable:				
Deposits	666	-	-	666
Restricted for:				
Special Revenue	-	4,531,389	455,101	4,986,490
Unassigned:	2,581,491	-	-	2,581,491
TOTAL FUND BALANCES	\$ 2,582,157	\$ 4,531,389	\$ 455,101	\$ 7,568,647
TOTAL LIABILITIES & FUND BALANCES	\$ 4,364,236	\$ 4,531,389	\$ 692,472	\$ 9,588,097

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ -	\$ 4,321	\$ 4,321
Ad Valorem Taxes	4,721,257	-	-	-
Ad Valorem Taxes - Discounts	(188,850)	-	-	-
FPL Franchise	365,200	30,433	43,925	13,492
Gas	60,100	5,008	-	(5,008)
Solid Waste	22,200	1,850	1,972	122
Electricity	430,600	35,883	-	(35,883)
Water	109,000	9,083	-	(9,083)
Gas	102,900	8,575	373	(8,202)
Communication Services Taxes	148,400	12,367	9,620	(2,747)
Occupational Licenses	6,100	508	300	(208)
Building Permits - Admin Fee	95,700	7,975	9,276	1,301
State Revenue Sharing Proceeds	43,200	3,600	3,595	(5)
Other Public Safety Chrgs/Fees	5,400	450	750	300
Garbage/Solid Waste Revenue	228,900	19,075	1,520	(17,555)
Other Operating Revenues	13,200	-	770	770
Judgements and Fines	-	-	529	529
Special Assmnts- Tax Collector	499,468	-	-	-
Special Assmnts- Discounts	(19,979)	-	-	-
Lien Search Fee	5,900	492	1,093	601
TOTAL REVENUES	6,648,696	135,299	78,044	(57,255)
<u>EXPENDITURES</u>				
<u>Legislative</u>				
Mayor/Council Stipend	60,000	5,000	5,000	-
FICA Taxes	4,600	383	383	-
ProfServ-Legislative Expense	24,000	2,000	-	2,000
Telephone, Cable & Internet Service	3,800	317	394	(77)
Lease - Building	16,000	1,333	-	1,333
Public Officials Insurance	4,200	4,200	4,557	(357)
Misc-Event Expense	250,000	-	-	-
Council Expenses	50,000	4,167	11,873	(7,706)
Dues, Licenses, Subscriptions	1,600	900	952	(52)
Total Legislative	414,200	18,300	23,159	(4,859)
<u>City Manager</u>				
Contracts-City Manager	220,000	18,333	18,333	-
Office Supplies	12,300	1,025	252	773
Dues, Licenses, Subscriptions	2,900	1,003	975	28
Total City Manager	235,200	20,361	19,560	801

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>City Clerk</u>				
ProfServ-Web Site Maintenance	6,100	383	508	(125)
Contracts-City Clerk	218,600	18,217	18,217	-
Postage and Freight	1,500	125	-	125
Printing	15,500	1,292	-	1,292
Legal Advertising	23,200	1,933	360	1,573
Miscellaneous Services	1,300	108	-	108
Office Supplies	2,900	242	-	242
Dues, Licenses, Subscriptions	19,700	7,670	5,775	1,895
Total City Clerk	288,800	29,970	24,860	5,110
<u>Finance</u>				
Auditing Services	7,000	-	-	-
Contracts-Finance	85,600	7,133	7,133	-
Total Finance	92,600	7,133	7,133	-
<u>Legal Counsel</u>				
ProfServ-Legal Services	101,400	8,450	8,450	-
Total Legal Counsel	101,400	8,450	8,450	-
<u>Other Administrative Services</u>				
ProfServ-Info Technology	81,100	6,758	7,490	(732)
Contracts-Admin. Service	286,100	23,842	22,887	955
Misc-Assessment Collection Cost	5,000	-	-	-
General Government	150,000	12,500	-	12,500
Total Other Administrative Services	522,200	43,100	30,377	12,723
<u>Facility Services</u>				
Telephone, Cable & Internet Service	16,200	1,350	1,143	207
Lease - Copier	12,500	1,042	1,038	4
Lease - Building	86,700	7,225	-	7,225
Insurance (Liab,Auto,Property)	8,100	8,100	8,624	(524)
Miscellaneous Services	1,700	142	-	142
Cleaning Services	26,000	2,167	2,782	(615)
Principal-Capital Lease	18,200	2,076	2,486	(410)
Interest-Capital Lease	4,400	419	573	(154)
Total Facility Services	173,800	22,521	16,646	5,875
<u>Community Services</u>				
Contracts-Solid Waste	926,300	77,192	82,662	(5,470)
Contracts-Sheriff	1,025,600	85,467	85,465	2
Electricity	142,700	11,892	10,602	1,290
R&M-Community Maintenance	29,100	2,425	2,425	-
Operating Supplies	57,300	-	27,955	(27,955)
Roadway Services	28,000	-	2,500	(2,500)
Total Community Services	2,209,000	176,976	211,609	(34,633)

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>Capital Expenditures & Projects</u>				
Capital Improvements	50,000	10,000	-	10,000
Total Capital Expenditures & Projects	50,000	10,000	-	10,000
<u>Reserves</u>				
Misc-Contingency	201,900	16,825	1,128	15,697
1st Quarter Operating Reserves	1,059,800	88,317	-	88,317
Reserve - Capital Projects	200,000	16,667	-	16,667
Total Reserves	1,461,700	121,809	1,128	120,681
TOTAL EXPENDITURES & RESERVES	5,548,900	458,620	342,922	115,698
Excess (deficiency) of revenues				
Over (under) expenditures	1,099,796	(323,321)	(264,878)	58,443
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	1,099,796	-	-	-
TOTAL FINANCING SOURCES (USES)	1,099,796	-	-	-
Net change in fund balance	\$ 1,099,796	\$ (323,321)	\$ (264,878)	\$ 58,443
FUND BALANCE, BEGINNING (OCT 1, 2023)	2,847,035	2,847,035	2,847,035	
FUND BALANCE, ENDING	\$ 3,946,831	\$ 2,523,714	\$ 2,582,157	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ -	\$ 3,871	\$ 3,871
Net Incr (Decr) In FMV-Invest	-	-	13,382	13,382
Donations	300,000	25,000	126,000	101,000
TOTAL REVENUES	300,000	25,000	143,253	118,253
<u>EXPENDITURES</u>				
<u>Public Assistance</u>				
Misc-Admin Fee (%)	21,000	1,750	-	1,750
Assistance Program	279,000	23,250	-	23,250
Total Public Assistance	300,000	25,000	-	25,000
TOTAL EXPENDITURES	300,000	25,000	-	25,000
Excess (deficiency) of revenues Over (under) expenditures	-	-	143,253	143,253
Net change in fund balance	\$ -	\$ -	\$ 143,253	\$ 143,253
FUND BALANCE, BEGINNING (OCT 1, 2023)	4,388,136	4,388,136	4,388,136	
FUND BALANCE, ENDING	\$ 4,388,136	\$ 4,388,136	\$ 4,531,389	

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending October 31, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES				
Building Permits	\$ 2,284,500	\$ 190,375	\$ 86,697	\$ (103,678)
Reinspection Fees	4,800	400	-	(400)
Building Permits - Surcharge	4,200	350	602	252
Other Building Permit Fees	30,000	2,500	11,550	9,050
Building Permits - Admin Fee	135,400	11,283	18,580	7,297
Engineering Permits	330,500	27,542	7,921	(19,621)
Planning & Zoning Permits	293,200	24,433	1,775	(22,658)
TOTAL REVENUES	3,082,600	256,883	127,125	(129,758)
EXPENDITURES				
Comprehensive Planning				
ProfServ-Engineering	308,500	25,708	22,300	3,408
ProfServ-Info Technology	200,800	16,733	24,925	(8,192)
ProfServ-Legal Services	75,300	6,275	4,100	2,175
ProfServ-Planning/Zoning Board	293,200	24,433	24,100	333
ProfServ-Compliance Service	185,800	15,483	14,400	1,083
ProfServ-Consultants	22,000	1,833	-	1,833
ProfServ-Building Permits	1,796,000	149,667	85,670	63,997
Outside Legal Services	1,800	150	-	150
Telephone, Cable & Internet Service	5,300	442	445	(3)
Lease - Copier	6,800	567	563	4
Lease - Building	43,400	3,617	-	3,617
Printing	2,200	183	-	183
Miscellaneous Services	1,300	108	22	86
Misc-Admin Fee (%)	116,600	9,717	9,717	-
Office Supplies	2,100	175	-	175
Cleaning Services	15,900	1,325	1,500	(175)
Principal-Capital Lease	4,500	469	-	469
Interest-Capital Lease	1,100	105	-	105
Total Comprehensive Planning	3,082,600	256,990	187,742	69,248
TOTAL EXPENDITURES	3,082,600	256,990	187,742	69,248
Excess (deficiency) of revenues				
Over (under) expenditures	-	(107)	(60,617)	(60,510)
Net change in fund balance	\$ -	\$ (107)	\$ (60,617)	\$ (60,510)
FUND BALANCE, BEGINNING (OCT 1, 2023)	515,718	515,719	515,718	
FUND BALANCE, ENDING	\$ 515,718	\$ 515,612	\$ 455,101	

City of Westlake

Supporting Schedules

October 31, 2023

Cash and Investment Report

October 31, 2023

GENERAL FUND

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Yield</u>	<u>Balance</u>
Checking Account - Operating	BankUnited	Checking Account	n/a	\$3,339,925
Money Market	BankUnited	MMA	5.45%	\$980,742
		Subtotal		\$4,320,667

SPECIAL REVENUE FUND

Money Market	BankUnited	MMA	5.45%	\$901,387
Money Market	Valley Bank	Checking Account	5.16%	\$63,706
		Treasury Bills-3 mo		\$1,199,197
		Treasury Bills-6 mo		\$1,798,726
		Subtotal		\$3,963,016
		Total		\$8,283,683

File Attachments for Item:

A. RESOLUTION 2023-32 - A Resolution for the Plat of Terraces of Westlake – Phase II

Submitted By: Engineering

RESOLUTION 2023-32

A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, APPROVING THE TERRACES OF WESTLAKE – PHASE II, BEING A REPLAT OF TRACT “I”, TERRACES OF WESTLAKE – PHASE I, PLAT BOOK 136, PAGES 143 THROUGH 149, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA. PROVIDING FOR RECORDATION, PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



Meeting Agenda Item Coversheet

MEETING DATE:		December 5, 2023		Submitted By: Engineering	
SUBJECT: <i>This will be the name of the Item as it will appear on the Agenda</i>		A Resolution for the Plat of Terraces of Westlake – Phase II			
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 10.971 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 TERRACES OF WESTLAKE – PHASE II, BEING A REPLAT OF TRACT “I”, TERRACES OF WESTLAKE – PHASE I, PLAT BOOK 136, PAGES 143 THROUGH 149, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA. PROVIDING FOR RECORDATION, PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.			
FISCAL IMPACT (if any):					\$

RESOLUTION 2023-32

A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, APPROVING THE TERRACES OF WESTLAKE – PHASE II, BEING A REPLAT OF TRACT “I”, TERRACES OF WESTLAKE – PHASE I, PLAT BOOK 136, PAGES 143 THROUGH 149, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA. PROVIDING FOR RECORDATION, PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Minto PBLH, LLC, a Florida Limited Liability Company, as the Owner has requested approval for the plat of the Terraces of Westlake – Phase II, being a replat of Tract “I”, Terraces of Westlake – Phase I, Plat Book 136, Pages 143 through 149, Public Records of Palm Beach County, Florida, lying in section 12, Township 43 South, Range 40 East, City of Westlake, Palm Beach County, Florida, containing approximately 10.971 acres as described in Exhibit "A", attached hereto; and

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

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

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

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

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

- Section 1: **INCORPORATION.** The above recitals are true and correct and are incorporated herein by this reference.
- Section 2: **CITY COUNCIL APPROVALS.** The City Council for the City of Westlake hereby approves the final plat, “Exhibit B” and boundary survey, “Exhibit C” for the Terraces of Westlake – Phase II, as described in the attached Exhibit "A", containing approximately 10.971 acres, which is located in the City of Westlake, and in Palm Beach County, Florida.
- Section 3. **RECORDATION.** The applicant shall provide a certified copy of the recorded plat and the applicant shall cover the costs of recording the plat in the public records in and for Palm Beach County Florida.

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

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

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

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

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

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

City of Westlake
JohnPaul O' Connor, Mayor

Zoie Burgess, City Clerk

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



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

STAFF MEMORANDUM

DATE: 11/21/2023
PETITION NO.: ENG-2023-07
DESCRIPTION: Review of Plat for Terraces of Westlake (Pod I) – Phase II
APPLICANT: Cotleur and Hearing
OWNER: Minto PBLH, LLC
REQUEST: Owner (Minto PBLH, LLC) is requesting approval of the Plat for Terraces of Westlake (Pod I) – Phase II

Final Recommendation

The Office of the City Engineer has reviewed the documents associated with the application referenced above and recommends approval by the Council. The Seminole Improvement District's Engineering Department approved the subject referenced plat on November 6, 2023, and approval by the Board of Supervisors is scheduled for December 5, 2023.

Discussion

Pod I (Terraces of Westlake) will be reviewed and approved in multiple phases. Terraces of Westlake (Pod I) Phase I was approved during the 2023 August City Council Meeting. This submittal is for The Terraces of Westlake – Phase II, which will contain 10.971 acres and 141 single-family lots. Pod I is located in the southern portion of Westlake, south of Waters Edge Drive, south of Green Lane and east of Ilex Way, as shown in the graphics below. The primary access point to the Terraces of Westlake – Phase II community will be on Ilex Way from the west.



Location Map



THE TERRACES AT POD I



There will be 141 single-family attached homes located on minimum 20-foot-wide lots in configurations of 4 and 5 units in the north side of the Terraces of Westlake – Phase II. End units will have substantially wider lots. The proposed lot area exceeds the minimum area required by the City LDRs for the Mixed-Use zoning district.

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

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

The north side of the Terraces of Westlake – Phase II – is designated in the plat as Terraces of Westlake – Phase I. The applicant has correctly applied for a re-plat of the Tract “1” area as a part of this submittal for Terraces of Westlake (Pod I) – Phase II when they wished to subdivide the lots. However, the current plat reserves Tract “1” to Minto PBLH, LLC and dedicates Tract “1” to the Seminole Improvement District for lake maintenance, drainage, and utilities.

The applicant has been granted approval of a minor site plan modification, which was concurrent with the minor plat modification of Terraces of Westlake – Phase I, to extend the interior walkways between Buildings 11 & 12, 13 & 14, 25 & 32, and 33 & 46 and 47 on the east edge of the community to complete the connection to the perimeter walkways. The same request is being made for the west edge of the community between Buildings 2 & 3, 4 & 5, 6, 54 & 55 and 56 & 57. In addition, four (4) utility easements are being added to within the proximity of each of the four corners of the property and (2) utility easements are being added near the mail kiosks at either side of the entrance. The loop road name,

Longwood Lake Square, has been changed to South Longwood Lake Square and North Longwood Lake Square to provide directional clarification to the homesite addresses in the south and north of the community.

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

Review Criteria

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

Conclusion

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

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

DESCRIPTION:

BEING A REPLAT OF TRACT "I", TERRACES OF WESTLAKE - PHASE I, PLAT BOOK 136, PAGES 143 THROUGH 149, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST; THENCE S.89°51'16"W., ALONG THE NORTH LINE OF SAID SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, A DISTANCE OF 2025.30 FEET; THENCE S.00°08'44"E., DEPARTING SAID NORTH LINE OF SECTION 1, A DISTANCE OF 6919.41 FEET TO THE NORTHEAST CORNER OF TRACT "A", WESTLAKE POD I AND POD J, AS RECORDED IN PLAT BOOK 130, PAGES 153 AND 154, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE S.01°22'47"W., ALONG THE EAST LINE OF SAID TRACT "A", A DISTANCE OF 829.35 FEET TO NORTHEAST CORNER OF TRACT "I", TERRACES OF WESTLAKE - PHASE I, AS RECORDED IN PLAT BOOK 136, PAGES 143 THROUGH 149, INCLUSIVE, OF SAID PUBLIC RECORDS, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUE S.01°22'47"W., ALONG SAID EAST LINE OF TRACT "A" AND THE EAST LINE OF SAID TRACT "I", A DISTANCE OF 826.04 FEET TO THE SOUTHEAST CORNER OF SAID TRACT "I"; THENCE N.88°37'13"W, DEPARTING SAID EAST LINE OF TRACT "A" SAID EAST LINE OF TRACT "I", AND ALONG THE SOUTH LINE OF SAID TRACT "I", A DISTANCE OF 618.87 FEET TO THE SOUTHWEST CORNER OF SAID TRACT "I"; THENCE N.01°42'29"E., ALONG THE WEST LINE OF SAID TRACT "I", A DISTANCE OF 23.64 FEET TO A POINT ON THE ADDITIONAL EASTERLY RIGHT-OF-WAY LINE OF ILEX WAY, AS RECORDED IN OFFICIAL RECORDS BOOK 32120, PAGE 776, OF SAID PUBLIC RECORDS: THENCE BY THE FOLLOWING FOUR (4) COURSES, BEING ALONG SAID WEST LINE OF TRACT "I" AND ADDITIONAL EASTERLY RIGHT-OF-WAY LINE OF ILEX WAY: 1) N.14°55'59"E., A DISTANCE OF 38.42 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE WEST, WITH A RADIUS OF 5045.00 AND A RADIAL BEARING OF N.88°48'57"W., AT SAID INTERSECTION; 2) THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°35'56", A DISTANCE OF 52.73 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE EAST, WITH A RADIUS OF 4955.00 FEET; 3) THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°07'28", A DISTANCE OF 97.24 FEET TO A NON-TANGENT INTERSECTION; 4) THENCE N.01°42'52"E., A DISTANCE OF 173.57 FEET; THENCE BY THE FOLLOWING THREE (3) COURSES, BEING ALONG SAID WEST LINE OF TRACT "I": 1) S.43°31'06"W., A DISTANCE OF 9.75 FEET; 2) THENCE S.88°37'13"E., A DISTANCE OF 3.02 FEET; 3) THENCE N.01°42'52"E., A DISTANCE OF 427.79 FEET TO THE NORTHWEST CORNER OF SAID TRACT "I"; THENCE BY THE FOLLOWING NINE (9) COURSES, BEING ALONG THE NORTH LINE OF SAID TRACT "I": 1) S.88°37'13"E., A DISTANCE OF 91.58 FEET; 2) THENCE S.01°22'47"W., A DISTANCE OF 41.59 FEET; 3) THENCE S.88°37'13"E., A DISTANCE OF 44.00 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHEAST, WITH A RADIUS OF 18.00 FEET AND A RADIAL BEARING OF S.88°37'13"E., AT SAID INTERSECTION; 4) THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 28.27 FEET TO A POINT OF TANGENCY; 5) THENCE S.88°37'13"E., A DISTANCE OF 295.10 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 8.00 FEET; 6) THENCE SOUTHEASTERLY,

ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $90^{\circ}00'00''$, A DISTANCE OF 12.57 FEET TO A NON-TANGENT INTERSECTION; 7) THENCE $S.88^{\circ}37'13''E.$, A DISTANCE OF 44.00 FEET; 8) THENCE $N.01^{\circ}22'47''E.$, A DISTANCE OF 52.24 FEET; 9) THENCE $S.88^{\circ}37'13''E.$, A DISTANCE OF 96.50 FEET TO THE POINT OF BEGINNING.

CONTAINING: 477,906 SQUARE FEET OR 10.971 ACRES, MORE OR LESS.

Exhibit 'B'
TERRACES OF WESTLAKE – PHASE II
PLAT

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TERRACES OF WESTLAKE - PHASE II
BEING A REPLAT OF TRACT "I", TERRACES OF WESTLAKE - PHASE I, PLAT BOOK 136, PAGES 143 THROUGH 149,
PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST,
CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA.

DESCRIPTION:

KNOW ALL MEN BY THESE PRESENTS THAT MINTO PBLH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN AND DESCRIBED HEREON AS TERRACES OF WESTLAKE - PHASE II, BEING A REPLAT OF TRACT "I", TERRACES OF WESTLAKE - PHASE I, PLAT BOOK 136, PAGES 143 THROUGH 149, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST; THENCE S.89°51'16"W., ALONG THE NORTH LINE OF SAID SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, A DISTANCE OF 2025.30 FEET; THENCE S.00°08'44"E., DEPARTING SAID NORTH LINE OF SECTION 1, A DISTANCE OF 6919.41 FEET TO THE NORTHEAST CORNER OF TRACT "A", WESTLAKE POD I AND POD J, AS RECORDED IN PLAT BOOK 130, PAGES 153 AND 154, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE S.01°22'47"W., ALONG THE EAST LINE OF SAID TRACT "A", A DISTANCE OF 829.35 FEET TO NORTHEAST CORNER OF TRACT "I", TERRACES OF WESTLAKE - PHASE I, AS RECORDED IN PLAT BOOK 136, PAGES 143 THROUGH 149, INCLUSIVE, OF SAID PUBLIC RECORDS, SAID POINT ALSO BEING THE **POINT OF BEGINNING**; THENCE CONTINUE S.01°22'47"W., ALONG SAID EAST LINE OF TRACT "A" AND THE EAST LINE OF SAID TRACT "I", A DISTANCE OF 829.64 FEET TO THE SOUTHEAST CORNER OF SAID TRACT "I"; THENCE N.88°37'13"W., DEPARTING SAID EAST LINE OF TRACT "A" SAID EAST LINE OF TRACT "I", AND ALONG THE SOUTH LINE OF SAID TRACT "I", A DISTANCE OF 618.87 FEET TO THE SOUTHWEST CORNER OF SAID TRACT "I"; THENCE N.01°42'29"E., ALONG THE WEST LINE OF SAID TRACT "I", A DISTANCE OF 23.64 FEET TO A POINT ON THE ADDITIONAL EASTERLY RIGHT-OF-WAY LINE OF ILEX WAY, AS RECORDED IN OFFICIAL RECORDS BOOK 32120, PAGE 776, OF SAID PUBLIC RECORDS; THENCE ALONG SAID WEST LINE OF TRACT "I" AND ADDITIONAL EASTERLY RIGHT-OF-WAY LINE OF ILEX WAY, FOR THE FOLLOWING FOUR (4) COURSES: 1) N.14°55'59"E., A DISTANCE OF 38.42 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE WEST, WITH A RADIUS OF 5045.00 AND A RADIAL BEARING OF N.88°48'57"W., AT SAID INTERSECTION; 2) THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°39'55", A DISTANCE OF 52.73 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE EAST, WITH A RADIUS OF 4955.00 FEET; 3) THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°07'28", A DISTANCE OF 97.24 FEET TO A NON-TANGENT INTERSECTION; 4) THENCE N.01°42'52"E., A DISTANCE OF 173.57 FEET; THENCE ALONG SAID WEST LINE OF TRACT "I", FOR THE FOLLOWING THREE (3) COURSES: 1) S.43°31'06"W., A DISTANCE OF 9.75 FEET; 2) THENCE S.88°37'13"E., A DISTANCE OF 3.02 FEET; 3) THENCE N.01°42'52"E., A DISTANCE OF 427.79 FEET TO THE NORTHWEST CORNER OF SAID TRACT "I"; THENCE ALONG THE NORTH LINE OF SAID TRACT "I", FOR THE FOLLOWING NINE (9) COURSES: 1) S.88°37'13"E., A DISTANCE OF 91.58 FEET; 2) THENCE S.01°22'47"W., A DISTANCE OF 41.59 FEET; 3) THENCE S.88°37'13"E., A DISTANCE OF 44.00 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHEAST, WITH A RADIUS OF 18.00 FEET AND A RADIAL BEARING OF S.88°37'13"E., AT SAID INTERSECTION; 4) THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 28.27 FEET TO A POINT OF TANGENCY; 5) THENCE S.88°37'13"E., A DISTANCE OF 295.10 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 8.00 FEET; 6) THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 12.57 FEET TO A NON-TANGENT INTERSECTION; 7) THENCE S.88°37'13"E., A DISTANCE OF 44.00 FEET; 8) THENCE N.01°22'47"E., A DISTANCE OF 52.24 FEET; 9) THENCE S.88°37'13"E., A DISTANCE OF 96.50 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 477,906 SQUARE FEET OR 10.971 ACRES, MORE OR LESS.

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

ROAD RIGHT-OF-WAY

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

PRIVATE ROADS

TRACTS "B-4" THROUGH "B-7" SHOWN HEREON, ARE HEREBY DEDICATED TO TERRACES OF WESTLAKE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AS A PRIVATE ROADS FOR THE PRIVATE INGRESS AND EGRESS OF THE ADJOINING LOT OWNERS OF SAID TRACTS, ACCESS, UTILITIES AND DRAINAGE PURPOSES, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, AN EASEMENT OVER AND UNDER SAID TRACTS AS SHOWN HEREON IS ALSO DEDICATED TO THE SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO, AND FOR THE INSTALLATION AND MAINTENANCE OF, PUBLIC UTILITY FACILITIES, INCLUDING BUT NOT LIMITED TO STORMWATER, WATER, REUSE WATER AND WASTEWATER LINES AND APPURTENANT FACILITIES AND THE INSPECTION, REPAIR, REPLACEMENT, UPGRADE AND MAINTENANCE OF WATER, REUSE WATER, WASTEWATER, AND WATER MANAGEMENT FACILITIES. THE SEMINOLE IMPROVEMENT DISTRICT SHALL HAVE THE RIGHT TO GRANT OTHER UTILITY PROVIDERS THE ABILITY TO USE THE EASEMENT, IN ITS SOLE DISCRETION, AN EASEMENT OVER AND UNDER SAID TRACTS AS SHOWN HEREON IS ALSO RESERVED IN FAVOR OF THE CITY OF WESTLAKE FOR SERVICE VEHICLES AND EMERGENCY VEHICLES. THE CITY OF WESTLAKE AND THE SEMINOLE IMPROVEMENT DISTRICT SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OBLIGATIONS FOR SAID EASEMENT AREA OR SAID TRACTS EXCEPT AS SHALL RELATE TO THE SERVICING OF SUCH PUBLIC UTILITIES BY THE SEMINOLE IMPROVEMENT DISTRICT, AND FOR MAINTENANCE AS IT RELATES TO THE CITY OF WESTLAKE'S SERVICE VEHICLES AND EMERGENCY VEHICLES.

OPEN SPACE TRACTS

TRACTS O.S.T. #6 THROUGH O.S.T. #8, AS SHOWN HEREON, ARE HEREBY DEDICATED TO TERRACES OF WESTLAKE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, IN FEE SIMPLE, FOR OPEN SPACE PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WESTLAKE.

PRIVATE ACCESS EASEMENTS

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

DRAINAGE EASEMENTS

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

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

UTILITY EASEMENTS

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

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

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

MINTO PBLH, LLC
A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: _____

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

WITNESS: _____

PRINT NAME: _____

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

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

MY COMMISSION EXPIRES: _____ SIGNATURE _____

(PRINT NAME) - NOTARY PUBLIC

(SEAL)

ACCEPTANCE OF DEDICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, HEREBY ACCEPTS THE DEDICATIONS AND RESERVATIONS TO SAID DISTRICT AS STATED AND SHOWN HEREON, AND ITS MAINTENANCE OBLIGATIONS FOR SAME, AND HEREBY JOINS IN AND CONSENTS TO THE UTILITY EASEMENTS DEDICATION, DATED THIS _____ DAY OF _____, 2023.

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

PRINT NAME: _____ BY: _____
SCOTT MASSEY, PRESIDENT

WITNESS: _____

PRINT NAME: _____

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

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

MY COMMISSION EXPIRES: _____ SIGNATURE _____

(PRINT NAME) - NOTARY PUBLIC

(SEAL)

ACCEPTANCE OF DEDICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

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

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

PRINT NAME: _____ BY: _____
JOHN CARTER, PRESIDENT

WITNESS: _____

PRINT NAME: _____

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

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

MY COMMISSION EXPIRES: _____ SIGNATURE _____

(PRINT NAME) - NOTARY PUBLIC

(SEAL)

CITY OF WESTLAKE'S APPROVAL

THIS CERTIFIES THAT THIS PLAT HAS BEEN ACCEPTED AND APPROVED BY THE CITY COUNCIL FOR THE CITY OF WESTLAKE BY A RESOLUTION DULY ADOPTED BY THE CITY COUNCIL THIS _____ DAY OF _____, 2023, IN ACCORDANCE WITH SEC. 177.071(2), F.S., AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY THE CITY OF WESTLAKE IN ACCORDANCE WITH SEC. 177.081(1), F.S.

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

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

WE, WINSTON & STRAWN LLP, MEMBERS OF THE FLORIDA BAR, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THAT CERTAIN PLAT PROPERTY INFORMATION REPORT PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY (THE "TITLE EVIDENCE") WITH AN EFFECTIVE DATE OF AUGUST 29, 2023 AT 5:00 P.M. (THE "EFFECTIVE DATE"), WITH RESPECT TO THE PROPERTY MORE PARTICULARLY DEPICTED AND DESCRIBED HEREIN AS TERRACES OF WESTLAKE - PHASE II (THE "PROPERTY").

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 PROPERTY WAS VESTED IN MINTO PBLH, LLC, A FLORIDA LIMITED LIABILITY COMPANY (THE "OWNER"), (2) REAL ESTATE TAXES FOR THE PROPERTY FOR THE YEAR 2022 HAVE BEEN PAID, AND (3) THERE ARE NO RECORDED MORTGAGES ENCUMBERING THE PROPERTY.

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

DATED THIS _____ DAY OF _____, 2023.

WINSTON & STRAWN LLP

BY: _____
RAFAEL A. AGUILAR, PARTNER

AREA TABULATION (IN ACRES)

SINGLE FAMILY LOTS (141 LOTS):	8.568
ROADWAY TRACT "A":	1.629
ALLEYWAY TRACT "B-4":	0.162
ALLEYWAY TRACT "B-5":	0.162
ALLEYWAY TRACT "B-6":	0.085
ALLEYWAY TRACT "B-7":	0.086
OPEN SPACE TRACT #6:	0.002
OPEN SPACE TRACT #7:	0.167
OPEN SPACE TRACT #8:	0.110

TOTAL ACRES, MORE OR LESS: 10.971

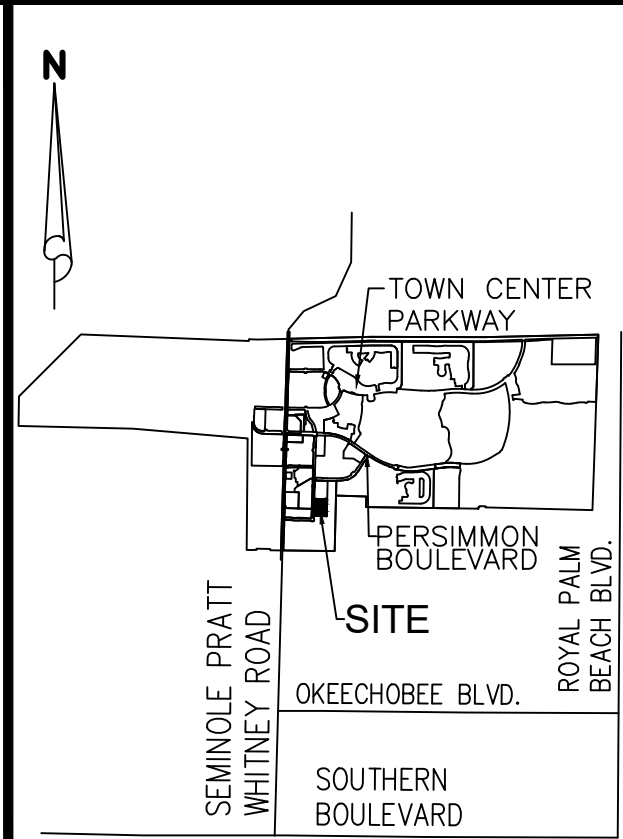
MINTO PBLH, LLC

SEMINOLE IMPROVEMENT
DISTRICT

CITY OF
WESTLAKE

TERRACES OF WESTLAKE
HOMEOWNERS ASSOCIATION

SURVEYOR'S SEAL



LOCATION MAP
No Scale

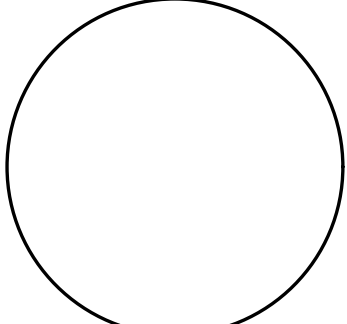
STATE OF FLORIDA }
COUNTY OF PALM BEACH } S.S.

THIS INSTRUMENT WAS FILED FOR
RECORD AT _____ M.
THIS _____ DAY OF _____
2023 AND DULY RECORDED IN
PLAT BOOK NO. _____ ON
PAGE _____

JOSEPH ABRUZZO,
CLERK AND COMPTROLLER

BY: _____, D.C.

CLERK'S SEAL



SURVEYORS NOTES

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

SURVEYOR & MAPPER'S CERTIFICATE

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

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

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

GeoPoint
Surveying, Inc.

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

Sheet No. 01 of 05 Sheets

TERRACES OF WESTLAKE - PHASE II

BEING A REPLAT OF TRACT "I", TERRACES OF WESTLAKE - PHASE I, PLAT BOOK 136, PAGES 143 THROUGH 149, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA.

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

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

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

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

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

KEY SHEET

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

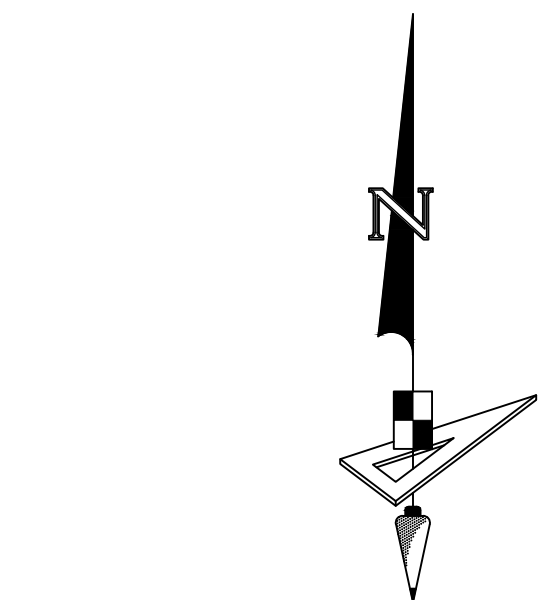
BASIS OF BEARINGS

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

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

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

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



SCALE: 1" = 120'

LEGEND

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

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Sheet No. 02 of 05 Sheets

BEING A REPLAT OF TRACT "I", TERRACES OF WESTLAKE - PHASE I, PLAT BOOK 136, PAGES 143 THROUGH 149,
PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST,
CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA.

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

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

KEY MAP
(NOT TO SCALE)

RACES OF STLAKE - PHASE I

KEY MAP
(NOT TO SCALE)

TERRACES OF
WESTLAKE -
PHASE I

SHEET 3

SHEET 4

SHEET 5

North arrow pointing up.

LEGEND

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

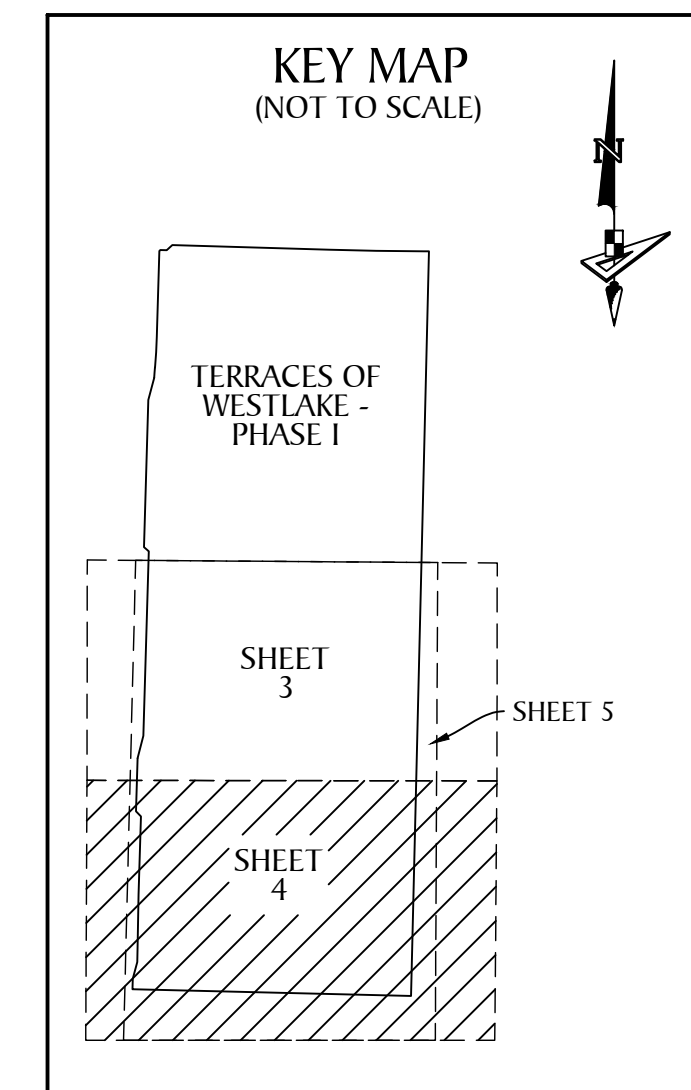
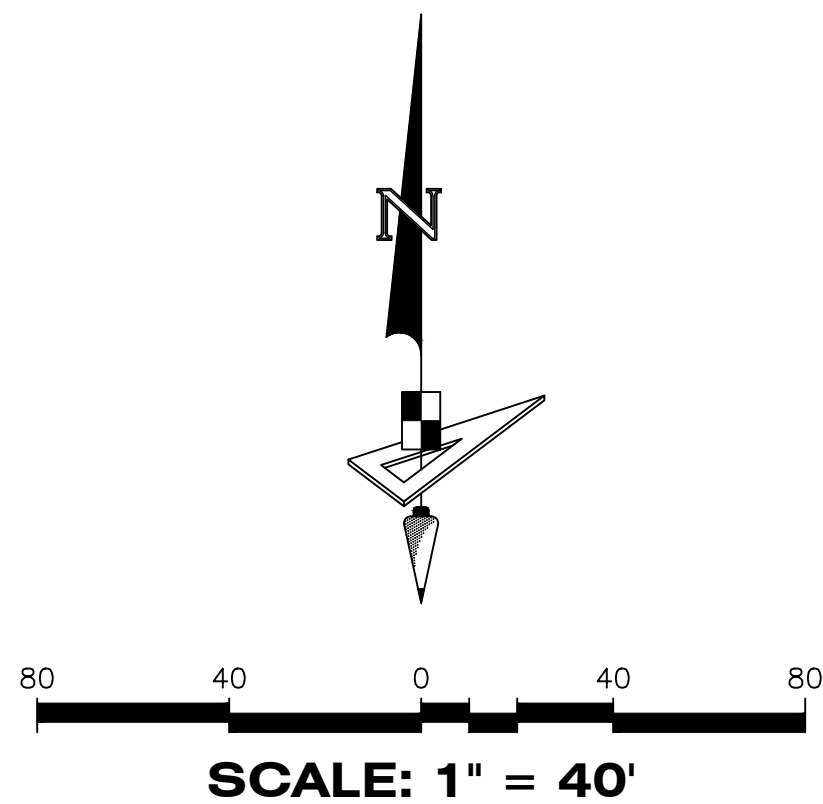
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Sheet No. 03 of 05 Sheets

TERRACES OF WESTLAKE - PHASE II
BEING A REPLAT OF TRACT "I", TERRACES OF WESTLAKE - PHASE I, PLAT BOOK 136, PAGES 143 THROUGH 149,
PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST,
CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA.



LEGEND

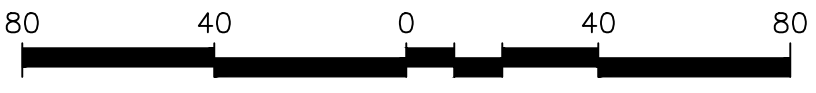
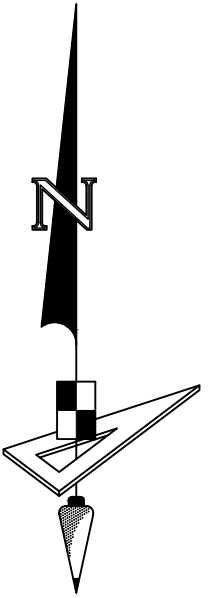
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.B.	PLAT BOOK
D.B.	DEED BOOK
R.P.B.	ROAD PLAT BOOK
O.R./O.R.B.	OFFICIAL RECORDS BOOK
PG./PG(s)	PAGE(s)
NAD	NORTH AMERICAN DATUM
W.M.T.	WATER MANAGEMENT TRACT
O.S.T.	OPEN SPACE TRACT
P.B.C.	PALM BEACH COUNTY
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT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

CURVE DATA TABLE				CURVE DATA TABLE			
NO.	RADIUS	DELTA	ARC	NO.	RADIUS	DELTA	ARC
C3	5055.00'	0°22'27"	33.02'	C10	4945.00'	0°14'20"	20.62'
C4	5055.00'	0°14'01"	20.62'	C11	4945.00'	0°04'55"	7.08'
C5	5055.00'	0°14'01"	20.62'	C12	5055.00'	1°01'24"	90.29'
C6	5055.00'	0°10'54"	16.03'	C13	4945.00'	1°07'28"	97.04'
C7	4945.00'	0°11'22"	16.34'	C14	18.00'	90°00'00"	28.27'
C8	4945.00'	0°22'30"	32.37'	C15	18.00'	90°00'00"	28.27'
C9	4945.00'	0°14'20"	20.62'	C16	62.00'	71°21'05"	77.21'

CURVE DATA TABLE				
NO.	RADIUS	DELTA	ARC	BEARING
C1	40.00'	90°00'00"	62.83'	S 43°37'13" E
C2	40.00'	90°00'00"	62.83'	N 46°22'47" E

TERRACES OF WESTLAKE - PHASE II

BEING A REPLAT OF TRACT "I", TERRACES OF WESTLAKE - PHASE I, PLAT BOOK 136, PAGES 143 THROUGH 149, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA.



SCALE: 1" = 40'

KEY MAP

(NOT TO SCALE)



TERRACES OF WESTLAKE - PHASE I

SHEET 5

PRIVATE ACCESS EASEMENT DETAIL SHEET

LEGEND

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



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Sheet No. 05 of 05 Sheets

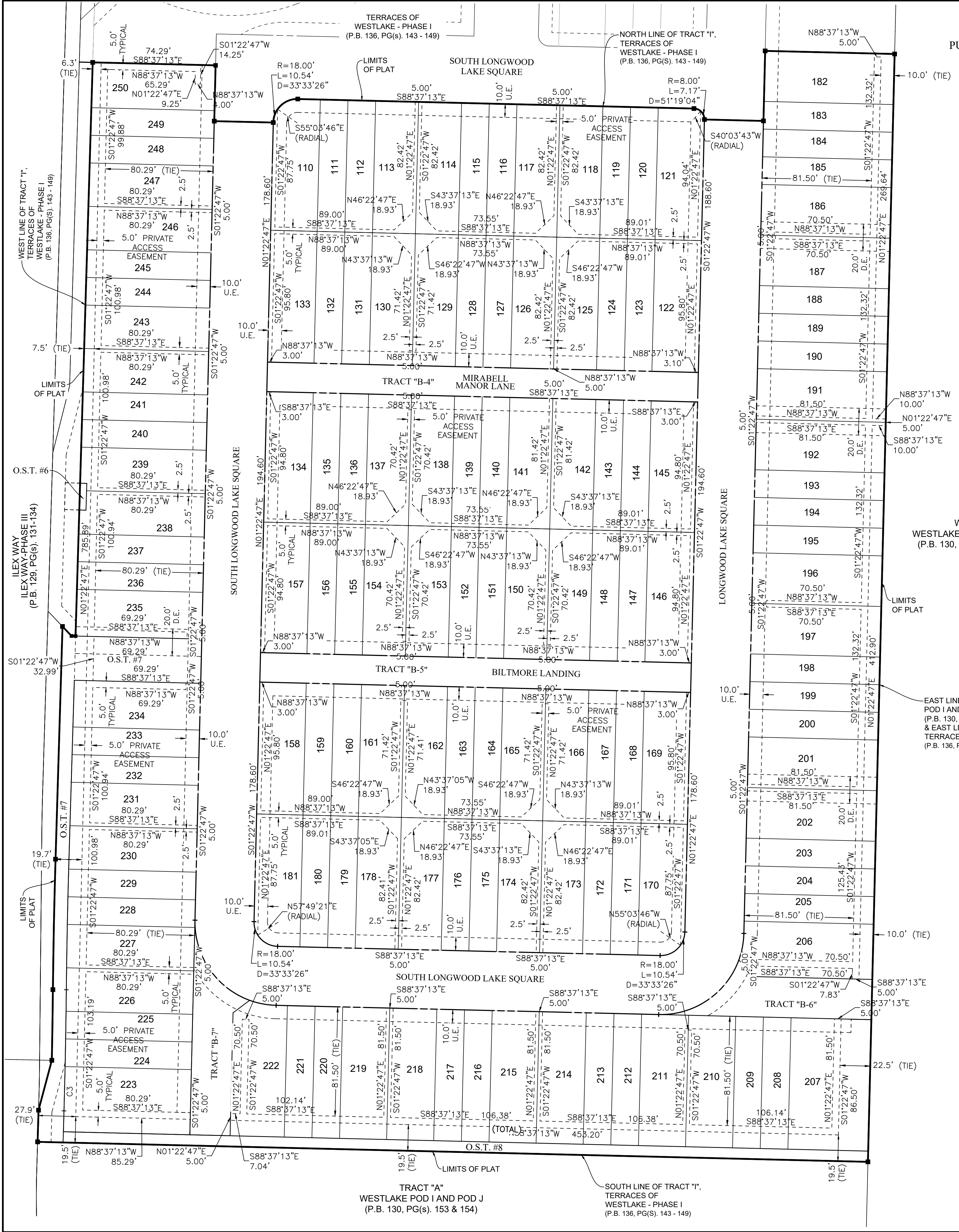


Exhibit 'C'
TERRACES OF WESTLAKE – PHASE II
TOPOGRAPHICAL SURVEY

THIS PAGE WAS LEFT BLANK ON PURPOSE

DESCRIPTION:

BEING A REPLAT OF TRACT "I", TERRACES OF WESTLAKE - PHASE I, PLAT BOOK 136, PAGES 143 THROUGH 149, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST; THENCE S.89°51'16"W., ALONG THE NORTH LINE OF SAID SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, A DISTANCE OF 2025.30 FEET; THENCE S.00°08'44"E., DEPARTING SAID NORTH LINE OF SECTION 1, A DISTANCE OF 6919.41 FEET TO THE NORTHEAST CORNER OF TRACT "A", WESTLAKE POD I AND POD J, AS RECORDED IN PLAT BOOK 130, PAGES 153 AND 154, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE S.01°22'47"W., ALONG THE EAST LINE OF SAID TRACT "A", A DISTANCE OF 829.35 FEET TO NORTHEAST CORNER OF TRACT "I", TERRACES OF WESTLAKE - PHASE I, AS RECORDED IN PLAT BOOK 136, PAGES 143 THROUGH 149, INCLUSIVE, OF SAID PUBLIC RECORDS, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUE S.01°22'47"W., ALONG SAID EAST LINE OF TRACT "A" AND THE EAST LINE OF SAID TRACT "I", A DISTANCE OF 826.04 FEET TO THE SOUTHEAST CORNER OF SAID TRACT "I"; THENCE N.88°37'13"W. DEPARTING SAID EAST LINE OF TRACT "A" SAID EAST LINE OF TRACT "I", AND ALONG THE SOUTH LINE OF SAID TRACT "I", A DISTANCE OF 618.87 FEET TO THE SOUTHWEST CORNER OF SAID TRACT "I"; THENCE N.01°42'29"E., ALONG THE WEST LINE OF SAID TRACT "I", A DISTANCE OF 23.64 FEET TO A POINT ON THE ADDITIONAL EASTERLY RIGHT-OF-WAY LINE OF ILEX WAY, AS RECORDED IN OFFICIAL RECORDS BOOK 32120, PAGE 776, OF SAID PUBLIC RECORDS: THENCE ALONG SAID WEST LINE OF TRACT "I" AND ADDITIONAL EASTERLY RIGHT-OF-WAY LINE OF ILEX WAY, FOR THE FOLLOWING FOUR (4) COURSES: 1) N.14°55'59"E., A DISTANCE OF 38.42 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE WEST, WITH A RADIUS OF 5045.00 AND A RADIAL BEARING OF N.88°48'57"W., AT SAID INTERSECTION; 2) THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°35'56", A DISTANCE OF 52.73 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE EAST, WITH A RADIUS OF 4955.00 FEET; 3) THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°07'28", A DISTANCE OF 97.24 FEET TO A NON-TANGENT INTERSECTION; 4) THENCE N.01°42'52"E., A DISTANCE OF 173.57 FEET; THENCE ALONG SAID WEST LINE OF TRACT "I", FOR THE FOLLOWING THREE (3) COURSES: 1) S.43°31'06"W., A DISTANCE OF 9.75 FEET; 2) THENCE S.88°37'13"E., A DISTANCE OF 3.02 FEET; 3) THENCE N.01°42'52"E., A DISTANCE OF 427.79 FEET TO THE NORTHWEST CORNER OF SAID TRACT "I"; THENCE ALONG THE NORTH LINE OF SAID TRACT "I", FOR THE FOLLOWING NINE (9) COURSES: 1) S.88°37'13"E., A DISTANCE OF 91.58 FEET; 2) THENCE S.01°22'47"W., A DISTANCE OF 41.59 FEET; 3) THENCE S.88°37'13"E., A DISTANCE OF 44.00 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHEAST, WITH A RADIUS OF 18.00 FEET AND A RADIAL BEARING OF S.88°37'13"E., AT SAID INTERSECTION; 4) THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 28.27 FEET TO A POINT OF TANGENCY; 5) THENCE S.88°37'13"E., A DISTANCE OF 295.10 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 8.00 FEET; 6) THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 12.57 FEET TO A NON-TANGENT INTERSECTION; 7) THENCE S.88°37'13"E., A DISTANCE OF 44.00 FEET; 8) THENCE N.01°22'47"E., A DISTANCE OF 52.24 FEET; 9) THENCE S.88°37'13"E., A DISTANCE OF 96.50 FEET TO THE POINT OF BEGINNING.

CONTAINING: 477,906 SQUARE FEET OR 10.971 ACRES, MORE OR LESS.

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

SURVEYOR'S NOTES:

- CURRENT TITLE INFORMATION ON THE SUBJECT PROPERTY HAD NOT BEEN FURNISHED TO GEOPPOINT SURVEYING, INC. AT THE TIME OF THIS SURVEY, AND IS SUBJECT TO TITLE REVIEW AND/OR ABSTRACT. GEOPPOINT SURVEYING, INC. MAKES NO REPRESENTATIONS OR GUARANTEES PERTAINING TO EASEMENTS, RIGHTS-OF-WAY, SET BACK LINES, RESERVATIONS, AGREEMENTS, AND OTHER SIMILAR MATTERS.
- THIS SURVEY IS LIMITED TO ABOVE GROUND VISIBLE IMPROVEMENTS ALONG AND NEAR THE BOUNDARY LINES, EXCEPT AS SHOWN HEREON, AND THAT NOTHING BELOW THE GROUND WAS LOCATED INCLUDING, BUT NOT LIMITED TO FOUNDATIONS (FOOTINGS), UTILITIES, ETC.
- BEARINGS SHOWN HEREON ARE BASED ON THE NORTH BOUNDARY OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, HAVING A GRID BEARING OF S.89°48'53"E. THE GRID BEARINGS AS SHOWN HEREON REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICA HORIZONTAL DATUM OF 1983 (NAD 83-07 ADJUSTMENT) FOR THE EAST ZONE OF FLORIDA, SAID BASIS OF BEARING IS THE SAME IN THE NORTH AMERICAN DATUM OF 1983 (NAD 83 - '90).
- THIS SURVEY IS INTENDED TO BE DISPLAYED AT 1" = 60" OR SMALLER.
- ALL DIMENSIONS, UNLESS OTHERWISE NOTED, ARE SURVEY DIMENSIONS.
- ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- THE SUBJECT PARCEL LIES IN FLOOD ZONE "X" AND "AE", ACCORDING TO FLOOD INSURANCE RATE MAP, MAP NO. 12099C00531F FOR PALM BEACH COUNTY, COMMUNITY NO. 120192, PALM BEACH COUNTY, FLORIDA, DATED OCTOBER 05, 2017 AND ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. LINES SHOWN HAVE BEEN DIGITALLY TRANSLATED FROM DFIRM DATABASE INFORMATION SUPPLIED BY THE FEMA MAP SERVICE CENTER ([HTTPS://MSC.FEMA.GOV/](https://msc.fema.gov/)).
- ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) BASED ON PALM BEACH COUNTY BENCHMARK "AMANDA", HAVING A PUBLISHED ELEVATION OF 25.536 FEET (NAVD 88).
- USE OF THIS SURVEY FOR PURPOSES OTHER THAN INTENDED, WITHOUT WRITTEN VERIFICATION, WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREON SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED TO.
- ON THIS DRAWING, CERTIFY MEANS TO STATE OR DECLARE A PROFESSIONAL OPINION OF CONDITIONS REGARDING THOSE FINDINGS OR FACTS WHICH ARE THE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER IMPLIED OR EXPRESSED. THIS CERTIFICATION IS ONLY FOR THE LANDS AS DESCRIBED. THIS CERTIFICATION IS NOT A CERTIFICATE OF TITLE, EASEMENTS, ZONING, OR FREEDOM OF ENCUMBRANCES.
- THE LANDS DESCRIBED HEREON MAY CONTAIN LANDS THAT ARE CONSIDERED ENVIRONMENTALLY SENSITIVE WETLANDS THAT ARE SUBJECT TO CLAIM OR RESTRICTION BY ONE OR MORE OF THE FOLLOWING AGENCIES: ARMY CORP. OF ENGINEERS, SOUTH FLORIDA WATER MANAGEMENT DISTRICT (S.F.W.M.D.), OR DEPARTMENT OF ENVIRONMENTAL PROTECTION (D.E.P.). WETLAND LINES AND AREAS, IF ANY, ARE NOT SHOWN HEREON.

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

BENCHMARK NOTE:

BENCHMARK: PALM BEACH COUNTY "AMANDA"
PALM BEACH COUNTY BRASS DISK: ELEVATION = 25.536'(NAVD88)

TO REACH THE STATION FROM THE INTERSECTION OF SEMINOLE PRATT WHITNEY ROAD AND ORANGE BOULEVARD (EAST), GO SOUTH ON SEMINOLE PRATT WHITNEY ROAD FOR 1.4 MILE TO THE M-CANAL AND 60TH STREET NORTH.

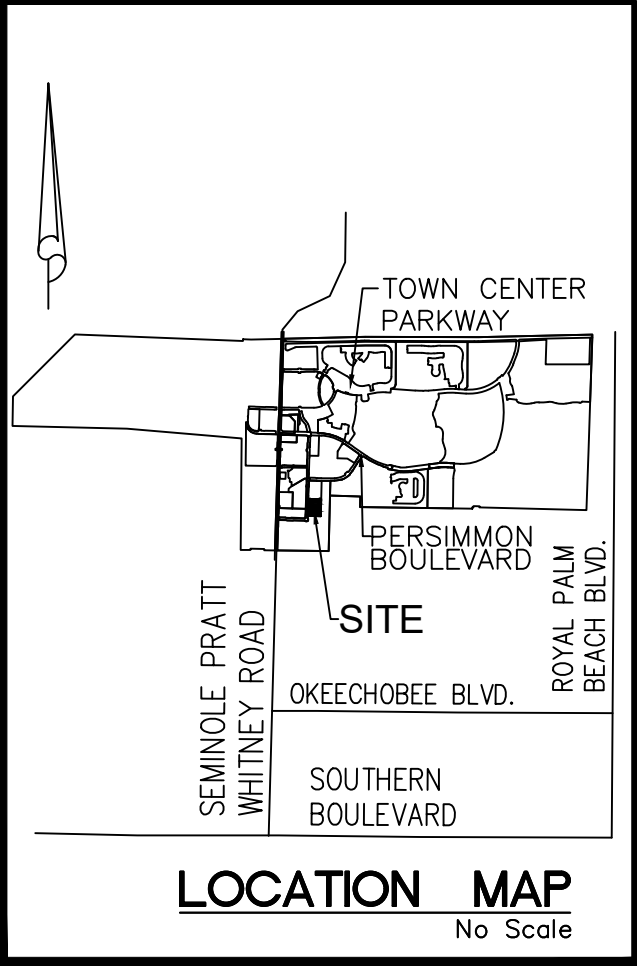
THE STATION IS LOCATED IN THE SOUTHWEST WINGWALL OF THE CONCRETE BRIDGE OVER THE M-CANAL, 6.6 FEET SOUTH OF THE SOUTHWEST END OF THE WEST HANDRAIL, 66 FEET NORTH OF THE CENTERLINE OF 60TH STREET, 46.2 FEET WEST OF THE CENTERLINE OF THE 2 LANE SEMINOLE PRATT WHITNEY ROAD.

THE STATION IS A P.B.C. BRASS DISK STAMPED "AMANDA".

NOTE: ELEVATIONS SHOWN HEREON ARE IN FEET AND REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)

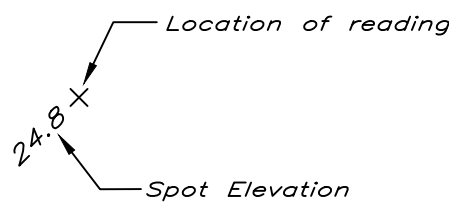
MEAN SEA LEVEL = 0.00' (NAVD88)

NOTE: CONVERSION FROM NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29) = +1.47 Feet.



LEGEND

- D.B. ----- DEED BOOK
R.P.B. ----- ROAD PLAT BOOK
P.B. ----- PLAT BOOK
PG./PG(s) ----- PAGE(s)
O.R./O.R.B. ----- OFFICIAL RECORDS BOOK
R/W ----- RIGHT-OF-WAY
WMT ----- WATER MANAGEMENT TRACT
NAD ----- NORTH AMERICAN DATUM
NAVD ----- NORTH AMERICAN VERTICAL DATUM
FEMA ----- FEDERAL EMERGENCY MANAGEMENT AGENCY
P.B.C. ----- PALM BEACH COUNTY
12-43-40 ----- SECTION-TOWNSHIP-RANGE
R ----- CURVE RADIUS
L ----- CURVE ARC LENGTH
D ----- CURVE DELTA ANGLE
N.T. ----- NON-TANGENT
N.T.I. ----- NON-TANGENT INTERSECTION
P.C. ----- POINT OF CURVATURE
P.T. ----- POINT OF TANGENCY
R.C. ----- REVERSE CURVATURE
S.I.D. ----- SEMINOLE IMPROVEMENT DISTRICT
PRM ----- PERMANENT REFERENCE MONUMENT
U.E. ----- UTILITY EASEMENT
(TYP.) ----- TYPICAL
- ----- FOUND 4"x4" CONCRETE MONUMENT WITH
2" ALUMINUM DISK STAMPED "PRM LB 7768"
- ---- SET 5/8" IRON ROD AND CAP "LB 7768"

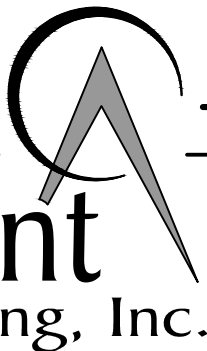


The seal appearing on this document was authorized by Gary A. Rager, Professional Surveyor and Mapper, State of Florida, License No. LS4828
This item has been electronically signed and sealed by Gary A. Rager, P.S.M., on 11/7/2023 using a SHA authentication code.
Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

TERRACES OF WESTLAKE - PHASE II
BOUNDARY AND TOPOGRAPHIC SURVEY

REVISIONS				Prepared For: MINTO COMMUNITIES	
No.	Date	Description	Dwn.	Last Date of Field Survey: 12/02/2022	
				SURVEYOR'S CERTIFICATE	
				This certifies that a survey of the hereon described property was made under my supervision and meets the Standards of Practice set forth by the Florida Board of Professional Surveyors & Mappers in Chapter SJ-17.050, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.	
				Gary A. Rager FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS4828	
Sheet No. 01 of 03 Sheets				NOT VALID WITHOUT THE ELECTRONIC AND/OR ORIGINAL SIGNATURE & RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER	

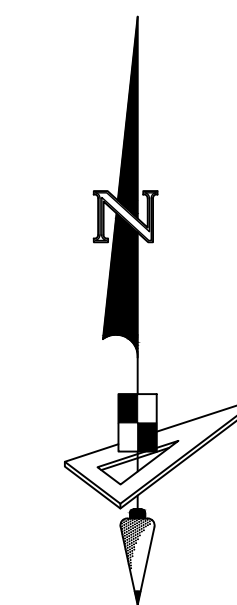
4152 W. Blue Heron Blvd. Suite 105 Riviera Beach, FL 33404		Phone: (561) 444-2720 www.geopointsurvey.com Licensed Business Number LB 7768	
Drawn: SWM	Date: 11/28/2022	Data File: -	
Check: GAR	P.C.: B.C.	Field Book: 2022-44W/16	
Section: 12 Twn. 43 S. Rng. 40 E.		Job #:POD1_BS-TS_PH2	



POINT OF COMMENCEMENT
NORTHEAST CORNER OF SECTION 1, TOWNSHIP 43 S., RANGE 40 E.,
SET 3.5" IRON PIPE "PUBLIC LAND SURVEY CORNER-TALLAHASSEE MERIDIAN"
BRASS DISK "10" EAST" SET IN CONCRETE / FOUND 10' EAST ON SECTION LINE
N: 884626.7147 - E: 886137.162597
NAD83 (2007 ADJUSTMENT) / CERTIFIED CORNER RECORD #107597

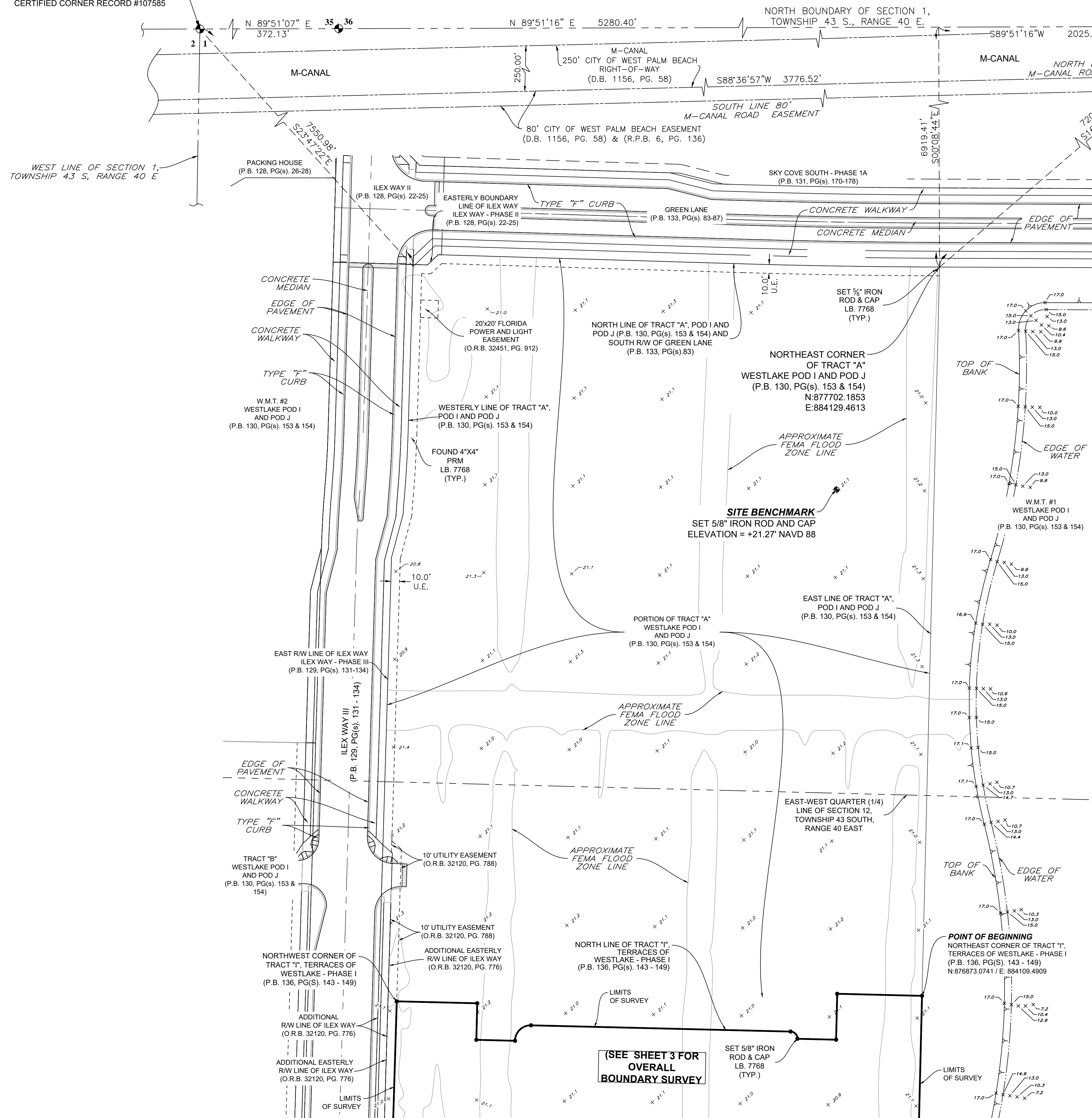
BASIS OF BEARING
NORTH BOUNDARY OF SECTION 6,
TOWNSHIP 43 S., RANGE 41 E.
S.89°48'53"E., 5270.23' (MEASURED)
S.89°48'52"E., 5270.39' (COUNTY)

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



0 60

SCALE: 1" = 60



TERRACES OF WESTLAKE - PHASE II BOUNDARY AND TOPOGRAPHIC SURVEY

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

Sheet No. 02 of 03 Sheets

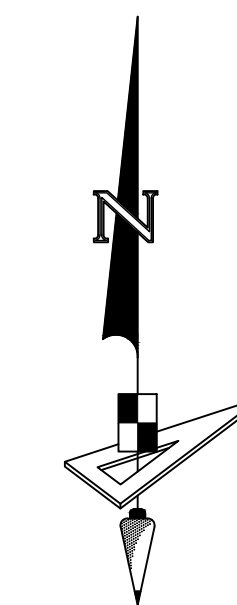
NOT VALID WITHOUT THE ELECTRONIC AND/OR ORIGINAL SIGNATURE
 & RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER

GeoPoint
Surveying, Inc.

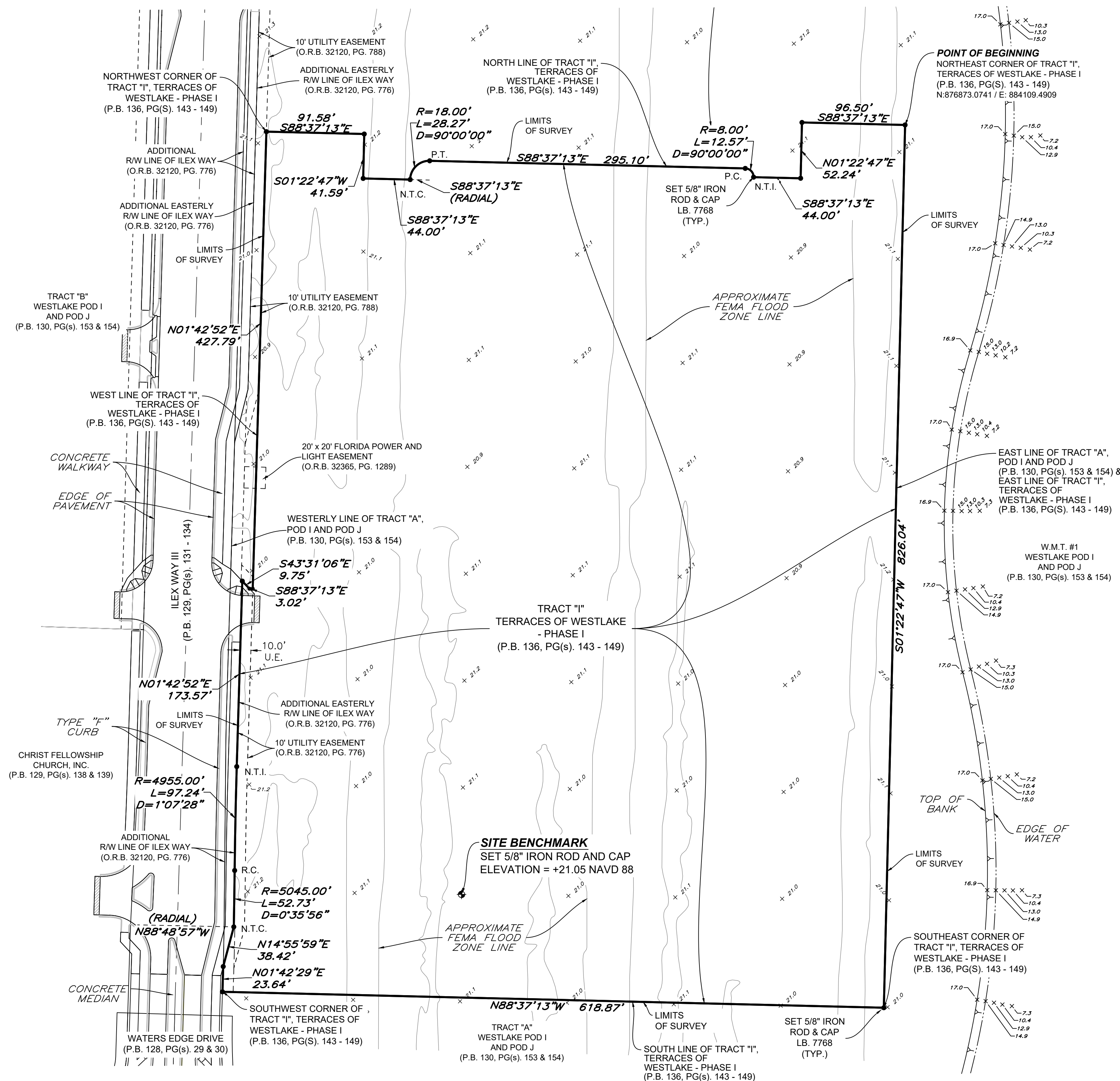
4152 W. Blue Heron Blvd.
Suite 105
Riviera Beach, FL 33404

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

Drawn: SWM	Date: 11/28/2022	Data File: ~
Check: GAR	P.C.: B.C.	Field Book: 2022-44W/16
Section: 12 Twn. 43 S. Rng. 40 E.		Job #: POD BS-TS PH 2



0 60
SCALE: 1" = 60'



LEGEND	
D.B. -----	DEED BOOK
R.P.B. -----	ROAD PLAT BOOK
P.B. -----	PLAT BOOK
PG./PG(s) -----	PAGE(s)
O.R./O.R.B. -----	OFFICIAL RECORDS BOOK
R/W -----	RIGHT-OF-WAY
WMT -----	WATER MANAGEMENT TRACT
NAD -----	NORTH AMERICAN DATUM
NAVD -----	NORTH AMERICAN VERTICAL DATUM
FEMA -----	FEDERAL EMERGENCY MANAGEMENT AGENCY
P.B.C. -----	PALM BEACH COUNTY
12-43-40 -----	SECTION-TOWNSHIP-RANGE
R -----	CURVE RADIUS
L -----	CURVE ARC LENGTH
D -----	CURVE DELTA ANGLE
N.T. -----	NON-TANGENT
N.T.I. -----	NON-TANGENT INTERSECTION
P.C. -----	POINT OF CURVATURE
P.T. -----	POINT OF TANGENCY
R.C. -----	REVERSE CURVATURE
S.I.D. -----	SEMINOLE IMPROVEMENT DISTRICT
PRM -----	PERMANENT REFERENCE MONUMENT
U.E. -----	UTILITY EASEMENT
(TYP.) -----	TYPICAL
□ -----	FOUND 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 7768"
● -----	SET 5/8" IRON ROD AND CAP "LB 7768"
Location of reading	
Spot Elevation	

The seal appearing on this document was authorized by Gary A. Rager, Professional Surveyor and Mapper, State of Florida, License No. LS4828
This item has been electronically signed and sealed by Gary A. Rager, P.S.M., on 11/7/2023 using a SHA authentication code.
Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

TERRACES OF WESTLAKE - PHASE II
BOUNDARY AND TOPOGRAPHIC SURVEY

REVISIONS				Prepared For: MINTO COMMUNITIES	
No.	Date	Description	Dwn.	Last Date of Field Survey: 12/02/2022	
Sheet No. 03 of 03 Sheets				NOT VALID WITHOUT THE ELECTRONIC AND/OR ORIGINAL SIGNATURE & RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER	

4152 W. Blue Heron Blvd.
Suite 105
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Phone: (561) 444-2720
www.geopointsurveying.com
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Drawn: SWM Date: 11/28/2022 Data File: -
Check: GAR P.C.: B.C. Field Book: 2022-44W/16
Section: 12 Twn. 43 S. Rng. 40 E. Job #: POD I_BS-TS_PH 2

\\NAME \\WESTLAKE\\SURVEY\\POD I_TOWNSHIP\\TERRACES PHASE I_BS-TS_PH 2.DWG PLOTTED BY: SERGIO MACHADO ON: 11/7/2023 10:33 AM LAST SAVED BY: SERGIO ON: 11/7/2023 10:32 AM



CITY OF WESTLAKE

Engineering Department

4001 Seminole Pratt Whitney Road

Westlake, Florida 33470

Phone: (561) 530-5880

www.westlakegov.com

DATE:	11/20/2023
PETITION NUMBER:	ENG-2023-07
DESCRIPTION:	Terraces of Westlake (Pod I) – Phase 2 Plat
APPLICANT:	Cotleur & Hearing
OWNER:	Minto PBLH, LLC
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. We therefore recommend that the plat be approved by City Council.

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

Suzanne Dombrowski, P.E.

Chen Moore and Associates

Tel: 561.746.6900 x 1035

Email: sdombrowski@chenmoore.com

File Attachments for Item:

B. FIRST READING: Ordinance 2023-07 – ARCADE AMUSEMENT CENTERS AND ELECTRONIC GAMING ESTABLISHMENTS

Submitted By: Planning and Zoning

ORDINANCE NO. 2023-07

AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, AMENDING CHAPTER 3 ZONING DISTRICTS AND USES AS SET FORTH IN THE CITY'S CODE OF ORDINANCES; PROVIDING FOR THE CREATION OF SECTION_____ TO BE ENTITLED "ARCADE AMUSEMENT CENTERS AND ELECTRONIC GAMING ESTABLISHMENTS" PROVIDING FOR PURPOSE AND FINDINGS; PROVIDING FOR CODIFICATION, PROVIDING CONFLICTS; PROVIDING FOR SEVERABILITY, AND PROVIDING AN EFFECTIVE DATE.



Meeting Agenda Item Coversheet

MEETING DATE:		12/5/2023		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 2023-xx – ARCADE AMUSEMENT CENTERS AND ELECTRONIC GAMING ESTABLISHMENTS			
STAFF RECOMMENDATION: (MOTION READY)		Motion to recommend approval of first reading of Ordinance 2023-xx "ARCADE AMUSEMENT CENTERS AND ELECTRONIC GAMING ESTABLISHMENTS"			
SUMMARY and/or JUSTIFICATION:		This Ordinance amends Chapter 3 providing for the creation of section to be entitled "Arcade Amusement Centers and Electronic Gaming Establishments". Establishes provisions for Arcade Amusement Centers and Electronic Gaming Establishments.			
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 2023-xx: Arcade Amusement Centers and Electronic Gaming Establishments			
SELECT, if applicable		RESOLUTION:		ORDINANCE: 2023-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 align="center">ORDINANCE NO. 2023-xx</p> <p>AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, AMENDING CHAPTER 3 ZONING DISTRICTS AND USES AS SET FORTH IN THE CITY'S CODE OF ORDINANCES; PROVIDING FOR THE CREATION OF SECTION _____ TO BE ENTITLED "ARCADE AMUSEMENT CENTERS AND ELECTRONIC GAMING ESTABLISHMENTS" PROVIDING FOR PURPOSE AND FINDINGS; PROVIDING FOR CODIFICATION, PROVIDING CONFLICTS; PROVIDING FOR SEVERABILITY, AND PROVIDING AN EFFECTIVE DATE.</p>			
FISCAL IMPACT (if any):					\$

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or distributed items are determined by the electronic games played or by predetermined odds. This term includes, but is not limited to internet cafes, internet sweepstakes cafes, cybercafes or sweepstakes cafes.

Arcade Amusement Centers. Arcades shall meet the following criteria:

- (1) Must comply with Florida Statutes 546.10, as amended from time to time.
- (2) Any prizes or awards must be provided with on-site merchandise only, and shall not include cash, gift cards, or alcoholic beverages.
- (3) There shall be no sale or consumption of alcoholic beverages on the premises.
- (4) Parking requirements must be demonstrated in the Conditional Use application, including any locations within an existing building or shopping plaza. The requirements must be demonstrated with a survey of the parking lot indicating individual parking spaces and the applicant must provide the total square footage of the building the arcade will be occupying and the total number of machines or games to be located on the premises. If the arcade is applying to locate in an existing shopping plaza, the applicant must provide the total number of parking spaces in the plaza, the total square footage of each store space within the plaza, the total number of machines or games to be located on the premises and the types of uses that occupy each store space.
- (5) The facility shall be located no less than one hundred (100) feet, measured from the outer wall of the facility to the closest property line, of any residentially zoned land, as well as any land designated as recreation and open space use by the City of Westlake Comprehensive Plan and Future Land Use Map.
- (6) The facility shall be located no less than one thousand (1,000) feet, measured from the outer wall of the facility to the closest property line of any school. Any school that is located in the future within the above distance shall execute a waiver of the distance restriction if an existing arcade amusement center already is in existence.
- (7) No two facilities, operating pursuant to this section or section Electronic Gaming Establishment, shall be located closer than five hundred (500) feet from one another, measured from the closest outer wall of each facility. Nothing in this section shall be construed as to prevent a business from operating under both Arcade amusement center and Electronic Gaming Establishment in the same facility without the need for additional approval, provided the machines and business operations are kept separate and apart from one another, preventing comingling of usage, and do not otherwise violate the provisions of Chapter 849, Florida Statutes, or any regulation of the state.
- (8) The business location shall operate under the following management plan:
 - (i) Upon initially opening and on June 1 of each calendar year thereafter, the business shall report to the City Manager or designee the number of machines being operated within the facility; and
 - (ii) The business shall not operate in violation of county, state or federal law.
- (9) The business shall not operate between the hours of 10:00 p.m. and 9:00 a.m. daily.
- (10) In the event an Arcade Amusement Center is operating in a dual-capacity under Electronic Gaming Establishment section, patrons utilizing sweepstakes computers shall be made aware of the rules of the sweepstakes, as required by State Law or the regulation of any appropriate state agency, and shall otherwise comply with the laws

and regulations of the state in regard to such sweepstakes gaming.

46 (11) The consumption, possession, dispensation, or sale of alcohol and shall be
 prohibited.

47 (12) Any other business activity shall be prohibited.

48 **Electronic Gaming Establishment.** A conditional use may be granted under the
 following conditions:

49 (1) The facility shall be located no less than one hundred (100) feet, measured from
 the outer wall of the facility to the closest property line, of any residentially zoned
 land, as well as any land designated as recreation and open space use by the City of
 Westlake Comprehensive Plan Future Land Use Map.

50 (2) The facility shall be located no less than one thousand (1,000) feet, measured
 from the outer wall of the facility to the closest property line, of any school. Any
 school that is located in the future within the above restricted distance shall execute
 a waiver of the distance restriction.

51 (3) No two facilities, operating pursuant to this section or Arcade Amusement Center
 shall be located closer than five hundred (500) feet from one another, measured
 from the closest outer wall of each facility. Nothing in this section shall be construed
 as to prevent a business from operating under both section Arcade Amusement
 Center and section Electronic Gaming Establishment in the same facility without the
 need for additional approval, provided the machines and business operations are
 kept separate and apart from one another, preventing comingling of usage, and do
 not otherwise violate the provisions of Chapter 849, Florida Statutes, or any
 regulation of the state.

52 (4) If the facility is placed within a freestanding building the site must contain a
 parking ratio of one parking space per two (2) game machines, regardless of whether
 the building is new or existing.

53 (5) If the facility is located in a shopping center, or other building with shared
 parking, it shall not utilize more than ten percent (10%) of the overall parking, based
 upon the ratio above.

54 (6) The number of devices within the facility shall be governed by the Land
 Development Regulations of the City of Westlake as well as Florida Statutes and
 laws.

55 (7) The consumption, possession, dispensation, or sale of alcohol, shall be
 prohibited.

56 (8) The business location shall operate under the following management plan:

57 (i) Upon initially opening and on June 1 of each calendar year thereafter, the
 business shall report to the City Manager or designee the number of machines
 being operated within the facility; and

58 (ii) The business shall not operate in violation of county, state or federal law.

59 (9) The business shall not operate between the hours of 10:00 p.m. and 9:00 a.m.
 daily.

60 (10) All patrons of the business shall be made aware that they are participating in a
 computer-based sweepstakes, including the rules of the sweepstakes, as required by
 State Law or the regulation of any appropriate state agency.

61 (11) Each applicant for Conditional Use shall show proof of permit or license to
 operate a game promotion or sweepstakes from the Department of Agriculture and
 Consumer Services and other applicable State or Federal permits and that the

electronic game promotion software;

- 62 1. Operates only games with a preconfigured finite pool of entries;
63 2. Provides an entrant with the ability to participate in the absence of a
 purchase;
64 3. Does not distinguish an entrant who has made a purchase from one who
 has not, with respect to all advertised prizes; and uses video displays that do
 not determine the result.
65 (12) Each applicant shall provide proof that it has established a trust account in
 accordance with Chapter 849.094 Florida Statutes.
66 (13) A conditional use shall not be construed to authorize any game or machine
 that may be construed as a gambling device under Florida law.

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TABLE 3-20: PERMITTED USES
(Excludes PDs)

USE	R-1	R-2	CV	MU	TC	OSR	MD
Multi-family dwellings		p		p	p		
Assisted living facilities		C		p	p		p
Foster care facilities and group homes		C					
Religious Uses:							
Religious Uses	C	C	p	p			p
Educational Uses:							
Public or Private Primary and Secondary Schools			p	p			
Vocational and Technical Schools			p	p			p
Colleges and Universities			p	p			
Child or Adult Care Center	C	C	p	p			p
Recreational Uses:							
Neighborhood Parks	C	p	p	p		p	
Community Parks			p	p		p	
Amenity Center	p	p		p			
Commercial recreation uses				p		p	
Outdoor amphitheaters				p	p		
Stadiums, Arenas, and Sports Complexes			p	p		p	

USE	R-1	R-2	CV	MU	TC	OSR	MD
Golf Courses	C	C				P	
Conservation Uses:							
Conservation uses	P	P	P	P		P	
Civic Uses:							
Civic uses (see definition in Chapter 1)			P	P		P	
Commercial Uses:							
Retail Sales or Service				P	P		
Athletic Training Facility				P			
Neighborhood Center	P	P					
Hotels, motels, other accommodation services				P	P		
Motor vehicle repair and/or service establishments, gasoline stations, and car washes.				P			
Bars and Night Clubs include those with live entertainment open to the general public				P	P		
Bowling Alleys, Billiards, Miniature Golf, and similar indoor or outdoor recreational facilities				P	P		
Museums, Art Gallery, Auditorium, theatres				P	P		

USE	R-1	R-2	CV	MU	TC	OSR	MD
including open air theaters and cinemas, and similar cultural uses.							
Funeral Homes, Crematorium, Mausoleum, Death care services				p			
Office				p	p		p
Veterinary (including indoor overnight stays only for patients that require overnight care as a result of a medical procedure)				p	p		
Overnight Kennel, including kennels ancillary to veterinary services				c			
Food Service, Restaurants, and cafes, including those with live entertainment (but excluding those with drive through service)				p	p		p
Restaurants and cafes with drive through service				p	p		
Mobile food services				p	p		p

USE	R-1	R-2	CV	MU	TC	OSR	MD
Microbreweries or Craft Brewery (Beer & Cider)				p	p		
Craft Distillery (Spirits)				p	p		
Self-Storage Facility				p			
Sexually oriented business				C			
Pawn Shop				p	p		
Tattoo Shop				p	p		
Liquor Store				p	p		
<u>Massage Parlor</u>				<u>C</u>			
<u>Arcade Amusement Center</u>				<u>C</u>			
<u>Electronic Gaming Establishment</u>				<u>C</u>			
Auto Sales				p	p		
Outdoor Shooting Range							
Medical Uses:¹							
Hospital							p
Pharmacy and Dispensary				p	p		p
Medical or Dental Office				p	p		p
Behavioral Health Center							p
Inpatient Rehabilitation Center							p
Free Standing Emergency Department							p
Medical marijuana dispensary							p
Emergency Department (Linked to Hospital)							p
Child Birth Center							p

USE	R-1	R-2	CV	MU	TC	OSR	MD
Surgical Facilities (excluding in-office dental and eye surgical facilities)							p
Cardiac Catheterization Laboratory							p
Chemotherapy and Radiation/Cancer Center Treatment							p
Medical Infusion Center							p
Hyperbaric Oxygen and Wound Care Treatment Facility							p
Imaging, Diagnostic, Therapeutic, and Laboratory Services							p
Proton Center							p
Urgent Care Center							p
Hospitality House for Patients (and/or Patients' Families)				p	p		p
Light Industrial Uses							
Light industrial uses				p			
Other Uses:							
Institutional uses not otherwise listed in this table				p			p
Jail or Detention Center Not Owned by City of Westlake							

USE	R-1	R-2	CV	MU	TC	OSR	MD
Agricultural uses (FLU Policy 1.2.2)			C			C	
Essential facilities and services	p	p	p	p	p	p	p
Utilities	p	p	p	p	p	p	p
Wireless communication facility			C	C	C	C	
Helipad and Helistop				p			p
Parking Structures		p	p	p	p	p	p
Accessory Uses	p	p	p	p	p	p	p
Key: P = Permitted Use C = Conditional Use 1. Uses that are incidental and ancillary to a permitted medical use, such as in house imaging or laboratory services, are permitted as part of and in the same location as the permitted medical use, even where such incidental or ancillary services would not be permitted as a standalone use.							

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

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

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

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

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

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

PASSED AND ADOPTED this _____ day of _____, 2024, on second reading.

ATTEST:

City of Westlake
JohnPaul O'Connor, Mayor

Zoie Burgess, CMC City Clerk

File Attachments for Item:

C. FIRST READING: Ordinance 2023-08 – Massage Establishment

Submitted By: Planning and Zoning

ORDINANCE NO. 2023-08

AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, AMENDING CHAPTER 3 ZONING DISTRICTS AND USES AS SET FORTH IN THE CITY'S CODE OF ORDINANCES; PROVIDING FOR A DEFINITION OF A MASSAGE ESTABLISHMENT; PROVIDING FOR HOURS OF OPERATION; PROVIDING FOR EXEMPTIONS; PROVIDING FOR CODIFICATION, PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY, AND PROVIDING AN EFFECTIVE DATE.



Meeting Agenda Item Coversheet

MEETING DATE:		12/5/2023		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 2023-xx – Massage Establishment			
STAFF RECOMMENDATION: (MOTION READY)		Motion to recommend approval of first reading of Ordinance 2023-xx “Massage Establishment”			
SUMMARY and/or JUSTIFICATION:		This Ordinance amends Chapter 3 providing for the creation of section to be entitled “Massage Establishment”. Establishes provisions for Massage Establishment.			
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 2023-xx: Massage Establishment			
SELECT, if applicable		RESOLUTION:		ORDINANCE: 2023-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. 2023-xx</p> <p>AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, AMENDING CHAPTER 3 ZONING DISTRICTS AND USES AS SET FORTH IN THE CITY'S CODE OF ORDINANCES; PROVIDING FOR A DEFINITION OF A MASSAGE ESTABLISHMENT; PROVIDING FOR HOURS OF OPERATION; PROVIDING FOR EXEMPTIONS; PROVIDING FOR CODIFICATION, PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY, AND PROVIDING AN EFFECTIVE DATE.</p>			
FISCAL IMPACT (if any):					\$

ORDINANCE NO. 2023-__

AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, AMENDING CHAPTER 3 ZONING DISTRICTS AND USES AS SET FORTH IN THE CITY'S CODE OF ORDINANCES; PROVIDING FOR A DEFINITION OF A MASSAGE ESTABLISHMENT; PROVIDING FOR HOURS OF OPERATION; PROVIDING FOR EXEMPTIONS; PROVIDING FOR CODIFICATION, PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY, AND PROVIDING AN EFFECTIVE DATE.

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

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

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

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

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

SECTION 2. The City Council hereby amends Ordinance No. 2019-9 by amending Article ____ Table 3-20 of Permitted Uses, is hereby amended as provided in the attached "Table 3-20 Permitted Uses". Creating Section____entitled "Massage Establishment" to read as follows:

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Massage establishment means any shop, establishment or place of business which is a massage establishment as defined by F.S. § 480.033(7) which statute is adopted and incorporated in this article by reference.

Massage establishment.

- (1) Any shop, parlor, establishment or place of business wherein all or any one or more of the following named subjects and methods of treatments are administered or practiced: Body massage either by hand or by any mechanical or electrical apparatus or device (excluding fever therapy), applying such movements as stroking, friction, rolling, vibration, kneading, cupping, petrissage, rubbing, effleurage or tapotement.
- (2) Nothing in this section shall be construed as applying to State of Florida licensed massage therapists, barbers, cosmetologists, manicurists, pedicurists, physical therapists' assistants, midwives, practical nurses, agents, servants or employees in licensed hospitals or nursing home or other licensed medical institutions, licensed physicians, osteopaths,

{00586651.1 3540-0000000 }

Created: 2023-05-14 13:06:16 [EST]

(Supp. No. 19)

chiropractors, podiatrists, naturopathic physicians or other licensed medical practitioners, or their agents, servants, or employees acting in the course of such agency, service or employment under the supervision of the licensee.

- (3) Provided, however, that, for the purpose of this section, the term "massage establishment" shall not include any massage establishment wherein at least one State of Florida licensed massage therapist is employed and on duty full time during the hours open for business.

Sec. ____ . Operation generally.

It shall be unlawful to operate or conduct a shop, establishment or place of business outside the hours of 8:00 a.m. to 7:00 p.m. weekdays only, in which there is practiced massage as defined by F.S. § 480.033(3) except in a massage establishment as defined by F.S. § 480.033(7), pursuant to all requirements of F.S. ch. 480, which statutes are adopted and incorporated in this article by reference.

Sec. ____ . Employees.

A massage establishment shall have in its employ and shall have on duty full-time during the hours open for business at least one registered masseur or masseuse having in his possession a certificate of registration and current certificate of renewal duly authorized by the state board of massage. A massage establishment may have apprentices certified by the state board of massage, the number of which may not exceed the number of registered masseurs and masseuses employed in the massage establishment. Failure to meet the requirements of this section shall be deemed a violation.

Sec. ____ . Certificate of registration.

It shall be unlawful for any person to engage or attempt to engage in the practice of massage for fee, or for gratuity, or to teach massage without having in his possession a certificate of registration and a current certificate of renewal issued by the state board of massage.

Sec. ____ . Exemptions.

This article shall not be deemed or held to apply to:

- (1) Persons lawfully practicing the profession of medicine and surgery within the state while actually engaged in the practice of such profession.
- (2) Commissioned medical surgical officers of the United States Army, Navy, Public Health or Marine Hospital Service while engaged in the performance of their official duties.
- (3) Persons lawfully practicing the profession of chiropractic, osteopathy or naturopathy within the state while actually engaged in the practice of any of those professions.
- (4) Graduate nurses while performing their professional duties, and hospital attendants while performing services for resident patients of any hospital.
- (5) Hospitals lawfully operating within the city.
- (6) Such other professions or vocations as may be provided from time to time by state law.

Sec. ____. **Advertisements of unlicensed operators or establishments prohibited.**

It shall be unlawful for any person to display or cause to be displayed within the city any sign, placard or newspaper advertisement whereby public patronage of any massage operator or massage parlor or establishment is solicited, either directly or indirectly, or whereby the public is given notice of the address or telephone number of any massage operator or massage establishment, unless the massage operator or the massage parlor or establishment for whom such public patronage is thereby solicited or the massage operator or massage parlor or establishment whose address or telephone number is thereby given shall be duly licensed under the provisions of this article.

Sec. ____. **Operator's license required.**

It shall be unlawful for any person in the city to engage in, follow or practice, or attempt to engage in, follow or practice the business, profession or occupation of massage operating unless such person shall have first obtained a license or permit as a licensed massage operator issued by the city clerk.

Sec. ____. **License Display**

Every person licensed under the provisions of this article who shall conduct or manage, as owner or proprietor, any place or establishment shall display a sign upon which the words "licensed massage operator," "licensed masseur," "licensed masseuse" or "licensed massage establishment" shall be conspicuously and legibly set forth in the English language in such manner that the words may readily be seen by persons entering the premises where massage is given.

Sec. ____. **Inspection required annually; prosecution of violations.**

The City Code Enforcement Department inspectors are authorized to at least once a year and at such other time that shall seem necessary or expedient to enter upon any premises where a massage parlor or establishment is maintained in the city and inspect such parlor or establishment for the purposes of enforcing the provisions of this article.

TABLE 3-20: PERMITTED USES

(Excludes PDs)

USE	R-1	R-2	CV	MU	TC	OSR	MD
Residential Use Types:							
Single family attached dwellings	p	p		p	p		
Single family detached dwellings	p	p					
Mobile homes	p						
Accessory dwelling units	p	p		p			

TABLE 3-20: PERMITTED USES
(Excludes PDs)

USE	R-1	R-2	CV	MU	TC	OSR	MD
Multi-family dwellings		p		p	p		
Assisted living facilities		C		p	p		p
Foster care facilities and group homes		C					
Religious Uses:							
Religious Uses	C	C	p	p			p
Educational Uses:							
Public or Private Primary and Secondary Schools			p	p			
Vocational and Technical Schools			p	p			p
Colleges and Universities			p	p			
Child or Adult Care Center	C	C	p	p			p
Recreational Uses:							
Neighborhood Parks	C	p	p	p		p	
Community Parks			p	p		p	
Amenity Center	p	p		p			
Commercial recreation uses				p		p	
Outdoor amphitheaters				p	p		
Stadiums, Arenas, and Sports Complexes			p	p		p	

TABLE 3-20: PERMITTED USES

(Excludes PDs)

USE	R-1	R-2	CV	MU	TC	OSR	MD
Golf Courses	C	C				p	
Conservation Uses:							
Conservation uses	p	p	p	p		p	
Civic Uses:							
Civic uses (see definition in Chapter 1)			p	p		p	
Commercial Uses:							
Retail Sales or Service				p	p		
Athletic Training Facility				p			
Neighborhood Center	p	p					
Hotels, motels, other accommodation services				p	p		
Motor vehicle repair and/or service establishments, gasoline stations, and car washes.				p			
Bars and Night Clubs include those with live entertainment open to the general public				p	p		
Bowling Alleys, Billiards, Miniature Golf, and similar indoor or outdoor recreational facilities				p	p		
Museums, Art Gallery, Auditorium, theatres				p	p		

TABLE 3-20: PERMITTED USES
(Excludes PDs)

USE	R-1	R-2	CV	MU	TC	OSR	MD
including open air theaters and cinemas, and similar cultural uses.							
Funeral Homes, Crematorium, Mausoleum, Death care services				p			
Office				p	p		p
Veterinary (including indoor overnight stays only for patients that require overnight care as a result of a medical procedure)				p	p		
Overnight Kennel, including kennels ancillary to veterinary services				c			
Food Service, Restaurants, and cafes, including those with live entertainment (but excluding those with drive through service)				p	p		p
Restaurants and cafes with drive through service				p	p		
Mobile food services				p	p		p

TABLE 3-20: PERMITTED USES

(Excludes PDs)

USE	R-1	R-2	CV	MU	TC	OSR	MD
Microbreweries or Craft Brewery (Beer & Cider)				p	p		
Craft Distillery (Spirits)				p	p		
Self-Storage Facility				p			
Sexually oriented business				c			
Pawn Shop				p	p		
Tattoo Shop				p	p		
Liquor Store				p	p		
<u>Massage Establishment</u>				<u>c</u>			
Auto Sales				p	p		
Outdoor Shooting Range							
Medical Uses:¹							
Hospital							p
Pharmacy and Dispensary				p	p		p
Medical or Dental Office				p	p		p
Behavioral Health Center							p
Inpatient Rehabilitation Center							p
Free Standing Emergency Department							p
Medical marijuana dispensary							p
Emergency Department (Linked to Hospital)							p
Child Birth Center							p

TABLE 3-20: PERMITTED USES

(Excludes PDs)

USE	R-1	R-2	CV	MU	TC	OSR	MD
Surgical Facilities (excluding in-office dental and eye surgical facilities)							p
Cardiac Catheterization Laboratory							p
Chemotherapy and Radiation/Cancer Center Treatment							p
Medical Infusion Center							p
Hyperbaric Oxygen and Wound Care Treatment Facility							p
Imaging, Diagnostic, Therapeutic, and Laboratory Services							p
Proton Center							p
Urgent Care Center							p
Hospitality House for Patients (and/or Patients' Families)				p	p		p
Light Industrial Uses							
Light industrial uses				p			
Other Uses:							
Institutional uses not otherwise listed in this table				p			p
Jail or Detention Center Not Owned by City of Westlake							

TABLE 3-20: PERMITTED USES

(Excludes PDs)

USE	R-1	R-2	CV	MU	TC	OSR	MD
Agricultural uses (FLU Policy 1.2.2)			C			C	
Essential facilities and services	P	P	P	P	P	P	P
Utilities	P	P	P	P	P	P	P
Wireless communication facility			C	C	C	C	
Helipad and Helistop				P			P
Parking Structures		P	P	P	P	P	P
Accessory Uses	P	P	P	P	P	P	P
Key: P = Permitted Use C = Conditional Use 1. Uses that are incidental and ancillary to a permitted medical use, such as in house imaging or laboratory services, are permitted as part of and in the same location as the permitted medical use, even where such incidental or ancillary services would not be permitted as a standalone use.							

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

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

SECTION 5. Severability. Should the provisions of this ordinance be declared to be severable and if any section, sentence, clause or phrase of this

ordinance shall for any reason be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this ordinance but they shall remain in effect, it being the legislative intent that this ordinance shall remain notwithstanding the invalidity of any part.

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

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

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

PASSED AND ADOPTED this ____ day of _____, 2024, on second reading.

ATTEST:

Zoie Burgess, City Clerk

City of Westlake
JohnPaul O'Connor, Mayor

APPROVED AS TO LEGAL FORM:

OFFICE OF THE CITY ATTORNEY

File Attachments for Item:

D. FIRST READING: ORDINANCE 2023-10 - Amending Art in Public Places - Establishing Terms

Submitted By: Administration

ORDINANCE NO 2023-10

AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, AMENDING CHAPTER 24 OF THE CITY'S CODE OF ORDINANCES ENTITLED "ART IN PUBLIC PLACES," TO CREATE ARTICLE 24.2 SECTION 6(A)(5) FOR THE PURPOSE OF ESTABLISHING TERMS FOR THE COMPOSITION OF THE ART IN PUBLIC PLACES ADVISORY BOARD; PROVIDING FOR CODIFICATION, PROVIDING FOR CONFLICTS, PROVIDING FOR SEVERABILITY, AND PROVIDING FOR AN EFFECTIVE DATE.



Meeting Agenda Item Coversheet

MEETING DATE:		December 5, 2023		Submitted By: Administration	
SUBJECT: <i>This will be the name of the Item as it will appear on the Agenda</i>		FIRST READING: ORDINANCE 2023-10 - Amending Art in Public Places - Establishing Terms			
STAFF RECOMMENDATION: (MOTION READY)		Motion to approve Ordinance 2023-10 Amending Art in Public Places – Establishing Terms on First Reading			
SUMMARY and/or JUSTIFICATION:		<p>The Board composition of the Art in Public Places Advisory Board consists of 5 members, 2 alternate members and a student member. The current Ordinance did not identify term limits and is therefore being amended so that each member and alternate member be appointed for a period of 1 year, expiring on April 30th, allowing the Council a review of members and the ability to determine new appointments, if necessary, in May of each year.</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>					
SELECT, if applicable		RESOLUTION:		ORDINANCE: 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 2023-10</p> <p>AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, AMENDING CHAPTER 24 OF THE CITY'S CODE OF ORDINANCES ENTITLED "ART IN PUBLIC PLACES," TO CREATE ARTICLE 24.2 SECTION 6(A)(5) FOR THE PURPOSE OF ESTABLISHING TERMS FOR THE COMPOSITION OF THE ART IN PUBLIC PLACES ADVISORY BOARD; PROVIDING FOR CODIFICATION, PROVIDING FOR CONFLICTS, PROVIDING FOR SEVERABILITY, AND PROVIDING FOR AN EFFECTIVE DATE.</p>			
FISCAL IMPACT (if any):				\$	

ORDINANCE NO 2023-10

AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, AMENDING CHAPTER 24 OF THE CITY'S CODE OF ORDINANCES ENTITLED "ART IN PUBLIC PLACES," TO CREATE ARTICLE 24.2 SECTION 6(A)(5) FOR THE PURPOSE OF ESTABLISHING TERMS FOR THE COMPOSITION OF THE ART IN PUBLIC PLACES ADVISORY BOARD; PROVIDING FOR CODIFICATION, PROVIDING FOR CONFLICTS, PROVIDING FOR SEVERABILITY, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Westlake deems it in the best interest of the residents of Westlake to provide for terms for the members and alternates of the Art in Public Places Advisory Board by specifically creating Article 24.2 Section 6(A)(5), and

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

SECTION 1: INCORPORATION

The above recitals are confirmed, adopted and are incorporated herein by reference.

SECTION 2: Article 24.2 Section 6 of the City of Westlake Code of Ordinances is hereby amended as follows:

Section 6) Art in Public Places Advisory Board. The Art in Public Places Advisory Board is hereby established to promote greater public participation in, and access to, arts and culture in the City.

(A) Composition. The Art in Public Places Advisory Board shall be appointed by the City Council and be composed of five (5) board members and two (2) alternate board members, and one (1) non-voting high school student, who shall be appointed by the City Council.

(1) No less than four board members should have a demonstrated knowledge of the arts, such as at least four years of experience related to the arts or an educational degree related to the arts, and possess competence in the evaluation of art, art history, art education, architecture, sculpture, painting and other appropriate media, urban design, or a related field.

(2) Board members shall either live or work in the City.

(3) Each board member shall serve without compensation and at the pleasure of the City Council.

(4) No board member may be the artist, provide the artwork, consulting services or have any interest in any artwork to be reviewed by the Art in Public Places Advisory Board, whether proposed by a private developer or the by the City.

(5) Initially, each member and alternate of the Art in Public Places Advisory Board shall be appointed for a period expiring on April 30, 2024. Thereafter, all appointments shall be for a one (1) year period expiring on the following April 30th. Board members and alternates shall serve until a replacement is appointed by the City Council. The City Council shall make appointments of Board members and alternates at a City Council meeting in May of each year.

SECTION 3. 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 4. Codification: It is the intention of the City Council, and it is hereby ordained that the provisions of this ordinance shall become and be made a part of the Code of Ordinances for the City of Westlake, Florida, and the sections of this ordinance may be re-numbered or re-lettered to accomplish such intentions, and the word "ordinance" shall be changed to "section" or other appropriate word.

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

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

PASSED this ___ day of ____, ____, on first reading.

PUBLISHED on this ___ day of ____, ____ in the Palm Beach Post

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

City of Westlake

John Paul O'Connor, Mayor

Zoie Burgess, City Clerk

APPROVED AS TO LEGAL FORM

OFFICE OF THE CITY ATTORNEY

File Attachments for Item:

E. FIRST READING: Ordinance 2023-09 – Repealing & Reconstituting the Education Advisory Board

Submitted By: Administration

ORDINANCE 2023-09

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, REPEALING ORDINANCE 2020-05 AND 2020-10 WHICH REGULATED THE CITY EDUCATION AND YOUTH ADVISORY BOARD AND ADOPTING A NEW ORDINANCE RECONSTITUTING THE BOARD AND RESTATING THE TERMS AND CONDITIONS UNDER WHICH THE EDUCATION ADVISORY BOARD WILL OPERATE; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

ORDINANCE 2023-09

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, REPEALING ORDINANCE 2020-05 AND 2020-10 WHICH REGULATED THE CITY EDUCATION AND YOUTH ADVISORY BOARD AND ADOPTING A NEW ORDINANCE RECONSTITUTING THE BOARD AND RESTATING THE TERMS AND CONDITIONS UNDER WHICH THE EDUCATION ADVISORY BOARD WILL OPERATE; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Westlake Council ("City Council") has determined that there is a need to repeal and reconstitute the City Education & Youth Advisory Board and restate the terms and conditions under which the Board will operate; and

WHEREAS, the City of Westlake has determined that it is in the public interest, welfare, and necessity to repeal and reconstitute the City Education and Youth Advisory Board in order that the Board might operate more effectively and efficiently.

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

Section 1: Repeal of Ordinance 2020-05 and 2020-10. The City Council hereby repeals Ordinance 2020-05 and 2020-10 thereby repealing the existing Education and Youth Advisory Board and the appointments of all current Board Members, and hereby adopts this Ordinance in its place. This Ordinance reconstitutes and re-establishes the City of Westlake Education Advisory Board (the "Board") and sets forth the new rules and procedures that such Board hereinafter shall follow. Appointment of members to the Education Advisory Board shall be in the manner set forth herein. The Board shall be advisory only, and may be abolished or disbanded at any time, or reorganized at any time, by the City Council.

Section 2: Purpose. The City Council for the City of Westlake, hereby creates and establishes an Education Advisory Board whose mission and purpose is to:

- (a) Serve as a liaison group between the City of Westlake, the Palm Beach County School District (the "School District"), and all public schools which are located within the City to improve and enhance communication between all parties.
- (b) To promote and provide public awareness for programs, opportunities, and initiatives of public schools located within the City.
- (c) To recognize and promote accomplishments of students, educators, administrators, public schools located within the City.
- (d) Monitor School District activities and report on those impacting the City as needed. Schools located outside of the City of Westlake shall not be within the Education Advisory Board's scope or purview. The committee shall be advisory only and may be abolished or disbanded at any time or reorganized at any time by the City Council.

1 **Section 3: Composition; Appointments; Term; and Vacancy.**

- 2 (1) **Compositions:** The Education Advisory Board shall consist of five (5) regular
3 members, and one (1) alternate member. Initially, each member shall be
4 appointed for a period of two (2) years, and one (1) alternate member shall be
5 appointed for a period of two years. Thereafter, all appointments shall be for a
6 two (2) year period.
- 7 (2) **Appointments:** The City Council shall make appointments at the first regular
8 meeting in April each year after initial appointments are made. All members shall
9 serve without compensation, and at the pleasure of the City Council. The City
10 Council retains the right to remove Board Members for any reason including, but
11 not limited to, Board Members becoming ineligible to serve due to failure to
12 maintain all necessary qualifications as set forth in Section 5 below.
- 13 (3) **Liaison:** One (1) Councilmember shall serve as liaison but shall have no voting
14 power. The liaison is not a member of the Board but may be counted on in
15 determining if a quorum is present.
- 16 (4) **Vacancy:** Vacancies on the board shall be filled by the City Council in the same
17 manner as original appointments. Vacancies shall occur on account of a Board
18 Member's death, resignation, removal, disability, or failure to maintain
19 qualifications as set forth in Section 5 below. Any member appointed to serve in
20 lieu of any member on account of a vacancy shall serve only for the unexpired
21 term of such member but shall thereafter be eligible for reappointment.

22
23 **Section 4: Duties.** The duties of the Educational Advisory Board shall act as a fact-finding and
24 advisory board on the following issues and on such other issues as are, from time to time,
25 designated by the City Council:

- 26 (1) **School Showcases:** Facilitate and oversee showcases and informational sessions
27 for public schools located within the City. Showcases and informational sessions
28 are an opportunity for Board members to interact with schools, their staff, and
29 their students. Showcases and informational sessions also provide public
30 awareness for programs, opportunities, and initiatives occurring at public schools
31 located within the City. The Board shall have the opportunity to invite school
32 officials and staff to attend such showcases and informational sessions.
- 33 (2) **Chair's Initiative:** At the organizational meeting in July each year, the Chair shall
34 introduce a Chair's Initiative. The Chair's Initiative shall be developed by the Chair
35 and shall be implemented during regular Board meetings over the course of the
36 year. The Chair's Initiative shall be designed to provide the City Council and City
37 residents with additional information about issues that impact public schools
38 within the City. Such additional information may be presented to the Board
39 through presentations, guest speakers, or other communications. Such initiatives
40 shall not require the use of City staff time or other City resources outside of the
41 regularly scheduled Board meetings.
- 42 (3) **Program Development:** Encourage the development programs that promote
43 development of child and youth advocacy programs to enhance relationships with

1 caring adults in conjunction with local businesses. Programs may include
2 recruiting volunteers to assist students before, during and after school.
3 Programming to benefit the children and youth of the community by involving
4 parents, the business community, civic and neighborhood organizations.

5 (4) **Program Implementation:** Contacting community groups and connecting
6 businesses within the geographical boundaries of the City of Westlake for with
7 the schools, to provide professional skills, materials, financial or education
8 support for the schools and with the purpose of implementing programs at local
9 schools that benefit students from Pre- K through grades 12 and vocational
10 schools.

11 (5) **Legislative Action:** Develop recommendations to City Council for forwarding to
12 the school board of the county regarding actions which may be taken in support
13 of schools in the city. Develop recommendations to City Council regarding
14 proposed legislation at the federal, state, and local legislative level which affect
15 the needs of students within the city including the Palm Beach County School
16 Board Five Year Plan and Capital Budgets and proposed school sites. The
17 education advisory board shall provide a report to City Council containing any
18 recommendations, observations, concerns, or other information the educational
19 advisory board deems is in the best interest of the public for City Council to
20 receive regarding education facilities.

21 (6) **School Safety:** Coordinating with the City Manager and City Council to improve
22 safety for students before, during and after school and developing public relations
23 that highlight successful programs.

24 (7) **Other Duties:** Gather input from parents, teachers, principals, and students on
25 issues that may have an impact on the children in the City of Westlake. The Board
26 further shall perform such other duties as may be assigned by the City Council
27 from time to time.

28 **Section 5: Qualifications.** Board Members shall meet the following qualifications at the time of their
29 appointment and throughout the course of their service to be eligible to serve:

30 (1) Board Members shall be City residents.
31 (2) Board Members shall have a background in education and experience in the field
32 of education. Shall be knowledgeable and concerned with education issues in the
33 community. Be a member of a parent teacher organization or association, school
34 advisory council, or other similar organization associated with or sponsored by
35 the School District, or a public school located within the City; or be a parent/legal
36 guardian of a child currently enrolled in a City public school.

37 (3) Any member of the board may be removed for cause in accordance with state law.
38 The City Council shall promptly fill any vacancy.

39 (4) At the organizational meeting of the board a chairperson and vice-chairperson
40 shall be selected by majority vote of the board. The chairperson and vice-
41 chairperson shall be selected annually at the April Meeting.

42 (5) Lack of attendance at meetings shall constitute neglect of duty. Lack
43 of attendance is defined as failure to attend two (2) consecutive meetings or a
44 failure to attend more than one-half of the meetings scheduled in a calendar year.

Participation for less than three-fourths of a meeting shall be the same as a failure to attend a meeting.

(6) School Liaison: Three (3) regular members shall serve as a liaison to one (1) of the three (3) public schools located within the City. Liaison selections will occur at the Board's organizational meeting each July. Liaison duties shall include interacting with the selected school on a regular basis to determine needs, new programs and initiatives, serve as liaison between neighborhood associations and any other information impacting the City and City residents; and reporting such information back to the Board as needed.

(7) Should a Board Member fail to maintain these qualifications for service at any time, then that Board Member shall be disqualified from serving and shall either resign immediately or be subject to removal. Additionally, Board Members shall not use Board meetings or their titles as Board Members to promote, advocate for, or advertise their outside employer or business.

The following City residents shall not serve on the Board as regular or alternate members:

- (1) An employee of the Palm Beach County School District.
- (2) An employee of an organization funded by the School District (e.g., charter school employee); or
- (3) An employee of a charter management organization or charter education management organization.

Section 6: Meetings; Organization; and Procedures.

(1) **Meetings.** The Board shall meet on a quarterly basis (January, April, July and October) or more frequently if necessary for the transaction of business, which date shall be established by its members. All meetings of the Board shall be open to the public, and the minutes of each meeting shall be recorded by an appointee of the Board Chair. The order of business and procedure to be followed shall be as prescribed within the rules and regulations to be adopted by the education advisory board. Whenever possible, meetings of the Board shall be attended by the City Council member appointed as liaison to the Board.

(2) **Organization:** At the organizational meeting each year, the Board shall elect a chair and vice chair from its regular members; a recording secretary shall be elected by the Board. A chair shall not serve consecutive terms but may serve more than one (1) non-consecutive term. The Board may prepare written reports for the Council. The Council liaison shall present the Board's reports and informational updates to the City Council on an as-needed basis.

(3) **Quorum and Voting.** A quorum shall consist of three (3) regular members present for the transaction of business. The Board may not conduct business other than to adjourn absent a quorum. Each voting member shall have one (1) vote on every issue submitted to a vote of the Board. The decision of a majority of the voting members present at a meeting at which a quorum is present shall constitute the official action of the Board.

(4) **Rules of Procedure.** All meetings of the Board shall be conducted substantially in conformance with Robert's Rules of Order. The Board is further subject to such rules of procedure and public participation adopted by the City Council and made applicable to the Board. Board Members are subject to the Sunshine Law and the Public Records Law.

Section 7. Codification: It is the intention of the City Council, and it is hereby ordained that the provisions of this ordinance entitled "Education Advisory Board" shall become and be made a part of the Code of Ordinances for the City of Westlake, Florida and the sections of this ordinance may be re-numbered or re-lettered to accomplish such intentions, and the word "ordinance" shall be changed to "section" or other appropriate word.

Section 8. Conflicts: All ordinance or part of ordinances, resolutions or parts of resolutions which are in conflict herewith, are hereby repealed to the extent of such conflict.

Section 9. 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 10. Effective Date: This ordinance shall become effective upon second reading.

PASSED AND APPROVED on First Reading on ____ of _____, 2023.

PUBLISHED on this ____ day of _____, 2023 in the Sun Sentinel.

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

City of Westlake
JohnPaul O'Connor, Mayor

ATTEST:

Zoie Burgess, CMC City Clerk

File Attachments for Item:

A. Art in Public Places Board Appointment - 2 Alternates and 1 Student Member

Submitted By: Administration

RESOLUTION NO. 2023-33

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



CITY OF WESTLAKE NOTICE OF VACANCY – ART IN PUBLIC PLACES

THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA IS ACCEPTING APPLICATIONS FROM THOSE RESIDENTS INTERESTED IN SERVING ON THE FOLLOWING BOARD:

Art in Public Places Advisory Board

Two (2) Alternate Members
One (1) Non-Voting Student Member

Please download and complete an Advisory Board/Committee Application from the Boards & Committee page on the City's Website - <https://www.westlakegov.com/bc>. Please submit board application and letter of interest and/or resume to the City Clerk's office by email to zburgess@westlakegov.com by **Tuesday, November 28, 2023**. Please contact the City Clerk's Office at (561) 530-5880 with any questions.

Board Requirements:

1. Knowledge of the arts, such as at least four years of experience related to the arts or an educational degree related to the arts, and possess competence in the evaluation of art, art history, art education, architecture, sculpture, painting and other appropriate media, urban design, or a related field.
2. Board members shall either live or work in the City.
3. Each board member shall serve without compensation and at the pleasure of the City Council.
4. No board member may be the artist, provide the artwork, consulting services or have any interest in any artwork to be reviewed by the Art in Public Places Advisory Board, whether proposed by a private developer or by the City.

Board Purpose:

It is the purpose of the City of Westlake to establish a formal requirement for the funding, acquisition, placement, and maintenance of artwork within the City of Westlake. This requirement and the policies and procedures that implement it are referred to as the City of Westlake Art in Public Places Program. It is the intention of this program to promote public art to enhance the economic development of this new community, establish the City's identity as a place where public art thrives, and promote the beauty and interest of spaces visible to the public in both private and public development projects.

Zoie Burgess, CMC
City Clerk, City of Westlake
Posted: November 10, 2023



Advisory Board/Committee Application

DATE:	October 11th, 2023	NAME:	Johana Jimenez
ADDRESS:	4606 Woodland Way, Westlake, FL 33470		
PHONE:	954-3984312	E-MAIL:	jimenez.johana.fl@gmail.com
What is the Board/Committee of your choice?		Art in Public Places	
How long have you lived in the City of Westlake?		Two years	
Are you a full-time resident? If not, how many months do you reside in City?			Full Time
Are you a registered voter?		Yes	
Current occupation and employer, if retired, please list previous occupation and employer:		Financial Advisor, New York Life	
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:			
New York Life Foundation Chamber of Commerce of North Palm Beaches and Hispanic Chamber of Palm Beach County			
Have you ever been convicted, plead no contest, plead guilty or had the adjudication of guilt withheld for any criminal offense other than a minor traffic violation? If yes, please explain.			
No			
Would you and/or any organization with which you are affiliated, benefit from decisions or recommendations made by this advisory board/committee? If yes, explain:			
No			
Experience. Please list experience and/or and any knowledge, skills, abilities, or qualifications that you possess and believe relevant to the board/committee for which you seek appointment:			
I do have experience on Community Outreach in the Palm Beach County for the past three years where I have been connecting communities to resources in the area and helping organizations to serve the community better. I do have a Hispanic background and experience in Business Development, Public Relationships, Event Coordinator, Public Presentations, and others.			

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.



Advisory Board/Committee Application

DATE:	11/16/23	NAME:	Carole Waldman
ADDRESS:	15795 Creswind PL Westlake, FL 33470		
PHONE:	561-389-9274	E-MAIL:	FCwaldman@gmail.com
What is the Board/Committee of your choice?		Art in Public Places	
How long have you lived in the City of Westlake?		2 1/2 yrs	
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:		picture framer & designer	
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:			
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:			
Knowledgeable about ART styles design framing & graphics to embellish ART.			

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.

Carole Waldman

15795 Cresswind Place, Westlake, FL 33470 / 561-389-9274 / fcwaldman@gmail.com

SUMMARY

Creative professional with 20 years experience providing exceptional customer service.

EXPERIENCE

2002 – Present

Custom Framer / Designer

The Art of Life, West Palm Beach, FL

- Design custom framing for individual and corporate customer art
- Construction of custom framing
 - *Mount art
 - *Design and cut matting using computerized mat cutter
 - *Cut glass
 - *Install art into framing with proper backing and hanging materials
- Specialize in Sports Jerseys
- Specialize in Cross-Stitch and Needlepoint
- Specialize in Cloth/Fabric mounting
- Customer Service
- Personalized in-home /in-office design and hanging
- Ordering of all project materials
- Ordering of all department samples and supplies
- Accounts Receivable

EDUCATION

Framingham State College Framingham, MA

Bachelor of Science in Home Economics with Minor in Economics, 1982

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CITY OF WESTLAKE

RESOLUTION NO. 2023-33

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

WHEREAS, the Art in Public Places Advisory Board consists of five (5) members, two (2) alternate members, and one (1) non-voting high school student;

WHEREAS, the City Council deems it to be in the best interests of the City of Westlake to appoint two (2) alternate members and one (1) student representative to serve on the Art in Public Places 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 two (2) alternate members and one (1) student representative to serve on the Art in Public Places Advisory Board:

- Board Members
- _____ (alternate)
 - _____ (alternate)
 - _____ (student representative)

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.

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

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City of Westlake
JohnPaul O'Connor, Mayor

Zoie Burgess, City Clerk

File Attachments for Item:

B. Vacancy to Fill Council Member Unexpired Term - Seat 1

Submitted by: Administration

RESOLUTION NO. 2023-34

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, APPOINTING _____ AS A CITY COUNCIL MEMBER (SEAT 1) OF THE CITY OF WESTLAKE TO FILL THE UNEXPIRED TERM OF A COUNCIL MEMBER WHO TENDERED THEIR RESIGNATION EFFECTIVE NOVEMBER 8, 2023; PROVIDING THAT THE INDIVIDUAL APPOINTED TO THE COUNCIL SHALL SERVE UNTIL THE CITY COUNCIL MEMBER ELECTED AT THE NEXT REGULARLY SCHEDULED CITY ELECTION, DETERMINED BY THE CITY COUNCIL TO BE ON MARCH 2024, IS SWORN INTO OFFICE; PROVIDING FOR CONFLICTS, PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.



**CITY OF WESTLAKE
NOTICE OF VACANCY – CITY COUNCIL**

NOTICE IS HEREBY GIVEN that a vacancy exists as of November 8, 2023, with the City of Westlake City Council. The City Charter requires that where a vacancy occurs in the office of any councilmember and the remaining term is less than 2 years and 81 days, the remaining councilmembers shall within 30 days following the occurrence of the vacancy appoint, by majority vote, a person to fill the remainder of the unexpired term.

The City hereby notifies all those interested persons who wish to be considered and are qualified to fill the vacancy of Seat 1, expiring March 2024, to submit the following information to the City Clerk, by email at zburgess@westlakegov.com, **no later than Monday, November 27, 2023 at 4:00 PM.** No late submissions will be considered.

To be considered eligible for appointment, the person must be a qualified elector (registered voter) and a resident residing in the City of Westlake boundaries for at least one (1) year prior to the vacancy (November 8, 2023). To verify eligibility, please present:

1. A copy of a valid government issued photo identification card
2. A copy of a current voter registration card
3. An [Application](#) (This form is available online at www.westlakegov.com or <https://www.westlakegov.com/bc/page/advisorycommittee-board-application>. You may also request this form in person, by email or by phone by contacting the Office of the City Clerk.

In addition to the documents numbered 1 through 3, please submit a letter of interest or a resume expressing your interest and the reasons why you should be selected for appointment.

The City Council will consider appointing a qualified nominee to fill the vacancy at its regular City Council meeting, Tuesday, December 5, 2023, at 6:00 PM.

If you have any questions, or need assistance, please contact the City Clerk's Office by email at zburgess@westlakegov.com, or by telephone at (561) 530-5880.

Zoie Burgess, CMC
City Clerk, City of Westlake
Publish: Saturday, November 11, 2023



Advisory Board/Committee Application

DATE:	November 10, 2023	NAME:	Gary Werneer
ADDRESS:	16005 Key Biscayne Lane		
PHONE:	(760) 485-4165	E-MAIL:	ghwndo@gmail.com
What is the Board/Committee of your choice?		City Council Seat No. 1	
How long have you lived in the City of Westlake?		18-months	
Are you a full-time resident? If not, how many months do you reside in City?			12 months
Are you a registered voter?		Yes	
Current occupation and employer, if retired, please list previous occupation and employer:		Retired, City Planner, Rosenheim & Associ	
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:			
FWC, Palm Beach County Shooting Sports Park, Volunteer Range Safety Officer; Cresswind HOA Men's Club Board; Cresswind HOA Club Chai, President; Cresswind HOA Golf Club; Cr			
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:			
3-term City Councilmember, City of Diamond Bar, California; Chairman, Diamond Bar Incorporation Committee 1988; 43-years city planner; Developmentg Director (Planning, Building, Redevelopment and Economic Development Director, City of Indio, California; Planning Director, City of La Habra Heights; Planning Director, City of La Canada Flintridge; Bachelor of Science, Community Planning, University of Cincinnati; see attached resume.			

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.

November 10, 2023

Mayor and City Council
City of Westlake
4001 Seminole Pratt Whitney Road
Westlake, Florida 33470

SUBJECT: COUNCIL SEAT No. 1 – Appointment to fill vacancy

Mayor and Councilmembers,

My name is Gary Werner and I would appreciate it if you would consider me when you move to fill Council Seat No. 1. I understand that the term of this Seat expires in March, 2024. However, I have already qualified as an elector to the City Council for Seat No. 1, and it is my understanding that if you were to grant me this appointment, it would not prevent me from pursuing the same Seat No. 1 in the upcoming March, 2024 election.

I would like to share my background and explain why I believe I would best serve the interests of the City of Westlake. My wife Marla and I retired from our professions in Los Angeles and moved to the Cresswind PB Community of Westlake in June, 2022. I retired as a City Planner and Marla retired as a Registered Nurse. After moving to Westlake, I immediately became involved with the Cresswind community by serving on the Boards of: 1) the Cresswind Gun Club; 2) The Cresswind Men's Club; and, 3) President of Cresswind Club "Chai" Havurah. I also volunteer for Fish and Wildlife Conservation at the Loxahatchee Shooting Sports Park as a Range Safety Officer.

I have always been involved in my community. For example, in 1987 at the request of leaders of Diamond Bar, an unincorporated area in Los Angeles County, I served as Chairman of the 1988 Diamond Bar Incorporation Committee. After assembling a volunteer group of 250 residents we succeeded in the incorporation of the City of Diamond Bar, the 86th incorporated city in Los Angeles County. Upon its incorporation in 1989, I served three terms on the Diamond Bar City Council as well as serving as Mayor and Mayor Pro-Tem.

I was born and raised in Cleveland, Ohio, graduated from Cleveland Heights High School in 1969 and attended the University of Cincinnati, College of Design, Architecture, Art and Community Planning. In 1974 I graduated with a Bachelor of Science Degree in Community Planning. Subsequent to my graduation and during my city planning career I served as Planning Director/City Planner for several newly incorporated cities (La Canada Flintridge, La Habra Heights, and Big Bear Lake); and as Planning, Building and Economic Development Director for the City of Indio, home to Coachella Fest and the annual International Tamale Festival. I also have graduate Certificates in: 1) Environmental Planning from San Francisco State University; and 2) Business Accounting from College of the Desert.

During the full term of my professional career I successfully performed many projects and tasks, including: 1) preparation of General Plans and housing elements/studies (Cities of La Mirada, Bell Gardens, Morro Bay, Norwalk, Irwindale, San Marino and others; 2) preparation of environmental impact reports for housing and commercial developments; 3) CDBG administration; 4) zoning administration; 5) ordinance preparation; 6) redevelopment planning for the City of Azusa; and, 7) developer representation; among other tasks and projects.

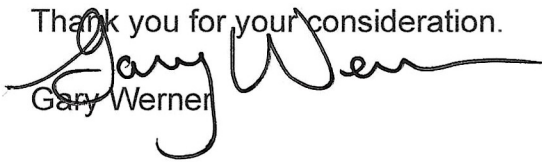
My wife and I were joined in our move to South Florida with our daughter, also a city planner, and her family.

I decided to qualify and run for Seat No. 1 of the City of Westlake City Council because I believe my "newly incorporated cities" experience along with my broad background with other cities will provide Westlake with a wealth of knowledge and experience enabling Westlake to mature into a well-planned employment and housing center with a diverse residential base and business opportunities. My experience as a three-term councilmember and professional city planner will enable me to serve as an active member of the Westlake City Council providing sound advice to guide the Westlake legislative body to reasonably resolve issues associated with residential, commercial and business growth.

I would be pleased to meet with you at your convenience.

I can be reached by phone and email at: 1) Cell (760) 485-4165; 2) home (561) 234-4197; and by email at: ghwndo@gmail.com or gwerner@gary4westlake.com.

Thank you for your consideration.


Gary Werner



Advisory Board/Committee Application

DATE:	11/13/2023	NAME:	LaTosha Lowe-Groode
ADDRESS:	15810 Hummingbird Ln, Westlake, FL 33470		
PHONE:	561-951-3653	E-MAIL:	tlowe1100@gmail.com
What is the Board/Committee of your choice?		Westlake City Council, Seat 1	
How long have you lived in the City of Westlake?		3 years, 2 months	
Are you a full-time resident? If not, how many months do you reside in City?		Yes, full-time	
Are you a registered voter?		Yes	
Current occupation and employer, if retired, please list previous occupation and employer:		Executive Assistant State Attorney's Office, 15th Circuit	
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:			
Girl Scouts, Service Unit: Phoenix Vice-President of Northboro Elem. PTO Board + SAC Certified with National Notary Association + Registered with Florida Bar as a paralegal!			
Have you ever been convicted, plead no contest, plead guilty or had the adjudication of guilt withheld for any criminal offense other than a minor traffic violation? If yes, please explain.			
No.			
Would you and/or any organization with which you are affiliated, benefit from decisions or recommendations made by this advisory board/committee? If yes, explain:			
No.			
Experience. Please list experience and/or and any knowledge, skills, abilities, or qualifications that you possess and believe relevant to the board/committee for which you seek appointment:			
I've worked in State government for over 28 years. I've built connections and relationships that benefit my community, and the betterment of Palm Beach County as a whole. I have extensive knowledge in state law and can help Westlake move forward in transparency and integrity.			

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.



November 13, 2023

Dear Westlake Council:

I am writing this letter to express my interest to fill the vacancy of Westlake's Council Seat 1. My family and I built our home in 2020, and we have loved every minute of living in this beautiful city. I would love to fill the gap on the Council to ensure there is no lack in city government and its business. Our Council operates in excellence, keeping residents informed, to solidify a genuine appreciation for the growth of Westlake.

My interest is to be a part of the advancement of our city. I want to help our city move forward in developments that our residents will enjoy with their families. I am #WestlakeProud and #WestlakeStrong!

Sincerely,

LaTosha Lowe-Goode

LATOSHA LOWE-GOOD

15810 HUMMINGBIRD LANE, WESTLAKE, FL 33470
PHONE 561-951-3653 • E-MAIL TLOWE1100@GMAIL.COM

OBJECTIVE

My objective is to secure a position in a professional organization that will best utilize my experience, background and personal qualities.

EDUCATION

May 2008-February 2015 University of Phoenix-Online Florida
▪ *B.S./Criminal Justice*

1994-1996 Florida Atlantic University Boca Raton, FL
Business Administration
▪ Undergraduate studies in Business

1990-1994 Suncoast High School Riviera Beach, FL
Diploma
▪ Achieved additional certificate for Introduction to Business

WORK EXPERIENCE

1993-Present Office Of The State Attorney, 15th Judicial Circuit
West Palm Beach, FL

Executive Assistant to State Attorney Dave Aronberg (from 2012)

- Maintain all appointments and schedules pertaining to the State Attorney for Palm Beach County.
- Conduct management meetings for division managers and lead staff.

Public Information Assistant/Prosecution Support Specialist II (Felony Intake Supervisor)

- Served as a conduit between the public, law enforcement and the State Attorneys Office in regards to public information and public records requests while maintaining strict confidentiality of operations and conversations within the office.
- Supervised the Felony Intake division which consists of 10 employees. I helped maintain consistency in the flow of operations for attorneys in each Felony, Misdemeanor and Specialty Division within the office.
- Researched and resolved matters arising from cases throughout the office while performing and completing multiple tasks in a timely manner. I also can type apprx. 45-60 wpm.
- Experience and skill in programs such as Microsoft Office, Quicken, PALMS (PBSO), Excel and WordPerfect (all applications).

2020-Present Certified Notary & Loan Signing Agent
Certified through National Notary Association

Feb. 2009-2016 Palm Beach Gardens Medical Center
Communications Officer-PBX Per Diem

REFERENCES

AVAILABLE UPON REQUEST

COMMUNITY ACTIVITIES

- Vice-President of the Northboro Elementary PTO Board & SAC in West Palm Beach, FL.
- Co-Leader of Girl Scout Troop #24217 in Wellington, FL.
- Active member of the Women's Ministry through Mount Calvary Baptist Church. Our organization does outreach to rehabilitating women and young girls throughout the community.
- Co-Leader of the Marriage Ministry at Mount Calvary Baptist Church.

PROFESSIONAL MEMBERSHIPS

- Member of Alpha Phi Sigma, Criminal Justice Honor Society.
- Florida Registered Paralegal with the Florida Bar.
- Notary Public in the State of Florida.
- Member of the Palm Beach County League of Cities, Inc.
- Active member of the cooperation operation (Co-Op) for Public Information Officers in Broward, Palm Beach, St. Lucie and Martin counties.

CERTIFICATES & TRAINING

- Basic Public Information Officer Certificate from Division of Emergency Management (March 18-19, 2008).
- Training Completion Certificate from Florida Department of Law Enforcement at the 2007 CJIS Users' Conference.
- Completion Certificate from Florida Department of State Library and Archives at the 2006 Records Management Seminar.
- Completion Certificate for Public Safety Media Relations from Palm Beach Community College Criminal Justice Institute (June, 27, 2006).



Advisory Board/Committee Application

DATE:	11/13/2023	NAME:	GUERLY ADONIS
ADDRESS:	4878 COQUINA PL, WESTLAKE FL 33470		
PHONE:	561-201-2801	E-MAIL:	GADONIS@ATLASPARALEGAL.COM
What is the Board/Committee of your choice?		ECONOMIC DEVELOPMENT COMMITTEE	
How long have you lived in the City of Westlake?		1 YEAR 4 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:		PLEASE SEE RESUME.	
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:			
ATLAS CONSULTING FIRM- ADONIS MANAGEMENT- PALM BEACH DOCUMENT SERVICES- ADONIS TRAVEL AGENCY- APEX VIRTUAL PARALEGAL-A&C TITLE			
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:			
PLEASE SEE RESUME.			

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.

LETTER OF INTEREST

CITY COUNCIL APPOINTMENT

NOVEMBER 13, 2023

GUERLY ADONIS

4878 COQUINA PL, WESTLAKE FL 33470

Westlake City Council
4001 Seminole Pratt Whitney Road
Westlake, FL 33470

Re: Letter of Interest

Dear Westlake City Council,

I am writing to express strong interest in being appointed to the currently vacant seat on the Westlake City Council. As a resident of Westlake for over 1 year, I care deeply about our community and believe I have the necessary skills, experience, and passion to serve effectively on the Council.

During my time living in Westlake, I have actively participated in community organizations and causes to help improve our city. This includes volunteering with the Westlake International Cultural Club, helping provide scholarships for 20 local students from Seminole Ridge High School.

In addition to civic involvement, I have over 15 years of management experience that has developed my leadership abilities, communication skills, and analytical thinking. In my current role as Director of Operations and President of Change My Community, I oversee several projects across the state. This work has provided valuable insights into areas like budgeting, project planning, and collaborating across diverse groups to drive progress.

As a Council member, I would leverage this background to address priorities such as upgrading aging infrastructure, stimulating responsible local business growth, increasing public safety services, and promoting thoughtful community development. I am dedicated to representing all residents of Westlake and delivering results that improve quality of life.

In summary, I am excited for the opportunity to apply my enthusiasm and experience on the Westlake City Council. This appointment would allow me to give back to the community my family and I love dearly. It would be a true privilege to serve the city of Westlake.

Thank you for your consideration.

Respectfully,

Guerly Adonis

Guerly Adonis

RESUME

GUERLY ADONIS
GADONIS@ATLASPARALEGAL.COM

4878 COQUINA PL, WESTLAKE 33470 | TEL: 561-201-2801

GUERLY ADONIS
4878 COQUINA PLACE
WESTLAKE, FL 33470

GADONIS@ATLASPARALEGAL.COM | 561-201-2801

Professional Experience:

Advanced Global Consulting Firm (West Palm Beach, FL)

Legal Analyst, June 2020 – Present

- Advise financial services on legal and regulatory matters.
- Conduct legal research and analysis on financial laws and provide counsel to executive team.
- Draft and review business contracts and agreements to assess legal risks.

Change My Community (West Palm Beach, FL)

Director of Operations/ Legal Team, October 2019-Present

- Conduct legal research and analysis on financial laws and provide counsel to executive team.
- Draft and review business contracts and agreements to assess legal risks.
- Oversee day-to-day operations of the office.

Memon Law P.A. (West Palm Beach, FL)

Branch Manager, October 2020 – Present

- Oversee day-to-day operations of branch office
- Manage team of 2 paralegals providing support on client cases
- Liaison between attorney team and clients to address legal needs

Atlas Consulting Firm (West Palm Beach, FL)

Owner, October 2017 – Present

- Founded paralegal consulting firm providing legal research, document drafting, and court filing services
- Manage business operations including marketing, client relations, and financial tracking.

- Completed over 350 client projects with 95% satisfaction rate.

Byrnes Guillaume Attorney at Law (West Palm Beach, FL)

Legal Assistant / Office Manager, June 2013 - June 2017

- Provided administrative support in fast-paced law office.
- Assisted on family law, personal injury, immigration cases.
- Handled client intake, scheduled consultations, filed court documents.

Clerk and Comptroller of Palm Beach County

Deputy Clerk, January 2005 - June 2013

- Oversaw records management, document filing, and information requests.
- Assisted public on court processes and supported court operations.

Office de la Protection du Citoyen (Port-au-Prince, Haiti)

Jurist, March 2001 - May 2004

- Handled legal cases assisting underprivileged citizens secure basic rights and services.
- Provided pro bono counsel and representation to clients unable to afford legal help.
- Worked collaboratively with team of 10 lawyers and assisted with training new legal volunteers.

Volunteer Experience:

American Red Cross- West Palm Beach, FL

Disaster Volunteer, July- August 2004

- Provide urgent relief support to communities affected by disasters including hurricanes, floods
- Aid with shelter setup, bulk distribution of emergency supplies, food service, and client intake.

New Hope Christian Center- West Palm Beach, FL

September 2014- March 2020

- Supporting youth ministry activities
- Welcoming members and visitors as a greeter

- Preparing and serving food for church events

Clerk and Comptroller of Palm Beach County

Jan 2006- March 2006

- Assisted pro se litigants by reviewing documents and providing guidance on proper filings and procedures.

Champions Karate Academy- Lake worth, Fl

2017 – Present

- Assist students on the karate competition team with, planning, and preparing for tournaments.
- Mentorship
- Organize end of year ceremony and awards for competition team.

Change My Community- West Palm Beach, FL

2019 – Present

- Lead community service organization in planning fundraising events and coordinating volunteer opportunities.
- Develop partnerships with local nonprofits to connect volunteers and meet community needs.

Westlake International American Cultural Club (L.A.C.C.)

May 2023- Present

Education:

- Taft Law School (class of 2021)

Executive Juris Doctor

- Florida Atlantic University (class of 2012)

Criminal Justice

- Palm Beach State College (class of 2010)

Associate of Arts

- Faculté de Droit et des Sciences Economiques, Haiti (class of 1999)

Law Degree

Professional Affiliations:

American Bar Association

Haitian Lawyers Association

Languages:

- English
- French
- Haitian Creole

References:

- Pastor Siaka Kone

561-255-1444

- Byrnes Guillaume, Esq.

561-201-8350

- Roslyn Atilus, Esq.

954-260-4703

- Barbara Memon, Esq.

561-827-8118

- Antoine Dumas, Esq.

973-855-0265

- Yves Corioland

305-300-0613



Advisory Board/Committee Application

DATE:	11/26/23	NAME:	Cynthia Reeves
ADDRESS:	5552 Anna Maria Lane		
PHONE:	561-339-3212	E-MAIL:	cindyreeves38@gmail.com
What is the Board/Committee of your choice?		City Council	
How long have you lived in the City of Westlake?		7/15/2021 (2 years)	
Are you a full-time resident? If not, how many months do you reside in City?			Yes
Are you a registered voter?		Yes	
Current occupation and employer, if retired, please list previous occupation and employer:		self-employed	
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:			
Former owner/operator Baskin-Robbins franchise, current member Cresswind Violations Committee			
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:			
Yes. Members of the Westlake community would benefit based on decisions of commerce, safety, and city planning.			
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:			
Worked in government agency, publishing/media, business owner. Skills and abilities: organized, excellent communication skills, creative, hard-working, motivated for change, action oriented, understand the pulse of the public.			

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.

CINDY REEVES

November 26, 2023

Z. Burgess
City Clerk
City of Westlake City Council
zburgess@westlakegov.com

Subject: Letter of Interest for City Council Appointment

Dear Members of the City Council Selection Committee,

I am writing to express my sincere interest in the vacant City Council position and convey my enthusiasm for serving our community. As a dedicated resident with a deep commitment to the well-being and progress of our city, my background, skills, and passion make me an ideal candidate for this critical role.

First and foremost, my deep commitment to our city's growth and prosperity has fueled my desire to contribute directly to its development as a member of the City Council. Having been an engaged resident for nearly three years, I have witnessed our community's evolving needs and aspirations. This has motivated me to actively seek ways to foster positive change and advocate for the well-being of our residents.

I possess a solid educational background and professional experience that equips me with the necessary skills to analyze complex issues and make informed decisions. Work at Palm Beach Sheriff's office gave me experience within a government entity and familiarity with Florida State Statutes; time at the Palm Beach Post provided me with customer service, media, writing, and

editing experience, and owner/operator of a Baskin Robbins franchise accorded me with business, product, and financial knowledge. My degree in psychology, certification as a life/career coach, and years of experience in several fields as an employee, a contractor, and an LLC have honed my critical thinking abilities and strategic planning skills, which are essential for effective governance.

Furthermore, my involvement in various community initiatives, such as the Cresswind Violations Committee, has provided me with a firsthand understanding of our city's challenges and opportunities. This experience has not only deepened my appreciation for the diverse perspectives within our community but has also instilled in me a sense of responsibility to represent and address the needs of all residents.

I am particularly passionate about sustainable development, education, and public safety. By working collaboratively with fellow council members, community leaders, and residents, we can address this issue and implement effective solutions that will benefit our city.

In conclusion, I am enthusiastic about the prospect of serving on the City Council and contributing to our city's continued success and vibrancy. My skills, experiences, and dedication align with the responsibilities of this role. I look forward to the opportunity to discuss in more detail how my skills and experiences align with the needs of the council and how I can contribute to our city's growth and development.

Thank you for considering my application. I look forward to discussing my candidacy further and sharing my vision for our city.

Sincerely,

Cindy Reeves

Cindy Reeves

561-339-3212

CindyReeves38@gmail.com

5552 Anna Maria Lane, Westlake, FL 33470

INTRODUCTION

Well suited for City Council. Experience includes: Government, telecommunications, finance and publishing/media. Excellent communication and interpersonal skills.

PROFESSIONAL EXPERIENCE

Freelancer, *Instructional Designer*, Palm Beach County, 3/2021-present

Industries: Law Enforcement, Wellness & Aesthetics, Healthcare Staffing

- **Instructional Design:** Created videos, PowerPoint presentations, and learning guides.

Palm Beach Sheriff's Office, *Technical Writer/Instructional Designer*, West Palm Beach, FL, 3/2019-11/2021

Industry: Law Enforcement/IT Program Management

- **Technical Writer:** Create documentation, online web-help and knowledge-based articles. Authored policies and procedures, flowcharts, job aids and knowledge-based articles. Develop project analytics dashboard for high level project tracking and staff planning.
- **Instructional Design:** Design and develop training programs, videos, and software simulations for vendor software: Motorola CAD software, Traffic & Criminal Software, Warrants, Learners include sworn officers, administrators, new hires, and civilians.
- **Program management:** Liaise with project managers, stakeholders, trainers, for new and updated software training development and deployment.
- **Trainer:** Conduct classroom, webinar and blended learning for law enforcement software

Dycom Industries, *Instructional Designer*, Palm Beach Gardens, FL, 7/2016-3/2019

Industry: Telecommunications / Software Development

- **Instructional Design:** Developed engaging online course content of third-party and internally produced software. Development tools, Methodologies, and Typologies: Interactive SCORM-compliant e-learning
 - Collaborate with stakeholders and SMEs to determine needs analysis and requirements gathering. Implemented required company-wide courses.
 - Examples of courseware developed: wage and hour regulations, harassment training, change management, Help Desk Service Portal, in-house developed and vendor technical software, and cyber security courses.
- **Business Analyst (BA):** Functioned as a BA for various IT projects. Travel to field offices to gather requirements data for IT projects and training content development.
- **Quality Assurance (QA):** Performed QA testing/analysis of internal IT projects and third-party software.

Goff Communications, *Scoping Manager*, Deerfield, FL, 5/2014-7/2016

Industry: Telecommunications/Construction

- **Project Management:** Trained and managed scoping engineers; ensure documents (CDs, RFDS, utility) are available and current before project start. Tracked project timelines, milestones, and prioritized scoping tasks.
- **Estimator:** Wrote proposals for scope of work and construction bids for cellular towers.
- **Liaison:** Held meetings with client and internal program managers, project managers and RF engineers, regarding planning, design, equipment, and materials necessary to complete the cell tower builds.
- **Financials:** Reconciled project financials and client purchase orders for project closeout packages. Streamlined the process to identify any discrepancies and worked closely with client project managers to balance penny for penny.
- **Instructional Design:** Developed presentations for process training purposes.

TBC Corporation, *Instructional Designer*, Palm Beach Gardens, FL, 12/2011-5/2014

Industry: Automotive/IT Department

- **Instructional Design:** Developed e-learning, blended learning, and instructor-led courses; created support materials and workbooks. Created training for software, leadership, onboarding, sales/marketing, and IT.
- **IT Integration:** Coordinated multi-year point-of-sale (POS) software project, integrating SAP with internally developed software. Managed backend VeriFone integration (IP configuration and testing); Managed multi-layer deployment schedule (hardware, application, training & communications)
- **Change Management:** Supported change management team during project development and implementation. Organized and supported go-lives for new software implementation.

Cindy Reeves

561-339-3212

CindyReeves38@gmail.com

5552 Anna Maria Lane, Westlake, FL 33470

Mastec, *Project Coordinator*, Boca Raton, FL, 5/2011-12/2011

Industry: Telecommunications/Project Management

- **Coordination:** Worked with project management teams for construction of cellular towers.
- **Tracking:** Create and track contracts, purchase orders, submittals, and complete project close-out manuals.
- **Subcontractor Management:** Served as primary point of contact with vendor and functional consultants on overall strategic and technical project matters, emphasis on resolving issues with subcontractors.

U.S. Retirement Partners, *Director of Advisor Development*, Palm Beach Gardens, FL, 7/2008-5/2011

Industry: Financial

- **Instructional Design:** Designed and developed online training and critical documentation (prospect marketing, press releases, and technical manuals for company Financial Advisors).
- **Training:** Deployed training of U.S. business partners and financial advisors in the use of company-specific software, company website, FINRA compliance and sales.
- **Recruiting:** Recruited, interviewed, and hired financial advisors. Prospected candidates through job boards, social networking, and referrals.

Technical Projects: Web/CRM project management and administration,

The Palm Beach Post, *Research Manager*, West Palm Beach, FL, 11/2001-7/2008

Industry: Publishing

- **Manager:** Responsible for training/managing research assistants regarding department products and services
- **Product Development:** Created products from PBP articles and research sources for public consumption, e.g., posters, marketing kit material, DVDs (edit/format web videos), develop product advertising.
- **Graphics:** Page redesign using InDesign to produce products.
- **Researcher:** Conducted research as an information broker using microfilm, microfiche, and databases.
- **Archivist:** Managed the digital archive; granted copyright permissions.
- **Financial:** Department revenue increase consistently year after year, doubled by term end

Self-employed, *Piano teacher*, Palm Beach and Martin Counties, 1/1991-11/2001

EDUCATION

Catholic University of America, Washington DC, Master of Arts in Psychology

George Washington University, Washington DC, Bachelor of Arts in Psychology

CERTIFICATIONS & MEMBERSHIPS

E-Learning Instructional Design, Association for Talent Development (ATD)

Design Instruction, Friesen, Kaye and Associates (FKA)

Certified Career Coach, Certified Life Coach, CC

ATD Member

COMPUTER SKILLS

Authoring software: Articulate Storyline 360 (Rise), Adobe Captivate

Video Production: TechSmith Camtasia, Vyond (GoAnimate)

Graphic software: Adobe InDesign, Photoshop, Fireworks, Nuance, Adobe Pro

Productivity software: Word, Excel, PowerPoint, Outlook, Publisher, Google Suite



Advisory Board/Committee Application

DATE:	11/19/2023	NAME:	ANKUSH KUMAR BANSAL
ADDRESS:	15926 ORCHARD DR, WESTLAKE, FL 33470		
PHONE:	703-646-1869	E-MAIL:	dr.akb1@gmail.com
What is the Board/Committee of your choice?		City Council	
How long have you lived in the City of Westlake?		1 year, 2 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:		Physician - Self-Employed	
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:			
see attachment please			
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:			
see attachment please			

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.

Ankush K. Bansal, MD, FACP, FACPM, SFHM

November 19, 2023

4001 Seminole Pratt Whitney Rd
Westlake, FL 33470

Dear Members of the Westlake City Council:

My name is Ankush Bansal, MD. I am a resident since September 2022 in The Groves at Westlake. I would like to be considered for a seat on the City Council. I believe I have the leadership experience, negotiation skills, networking experience in my profession and throughout the county and state, and the desire to build Westlake into a top city in south Florida. My leadership experience is extensive with definable results. I have worked at the local, state, national, and international levels on issues important to all people but likely especially important to our city – health, transportation, energy, finance, and climate. I have also advocated at the state, national, and international level with both U.S. senators, all of our U.S. congressional representatives, our county state senators, and state representatives. As an example, I have met with Rep. Brian Mast, State Senator Lori Berman, State Rep Kelly Skidmore, State Senator Bobby Powell, and others. In fact, I have served as “Doctor of the Day” for several years at the Florida Capitol under the invitation of Lori Berman. Last year, I attended Palm Beach County Days in Tallahassee representing the Palm Beach County Medical Society.

My goals for serving on the City Council are to develop the city with respect to services, retail, road improvements/transportation, public safety, health care services (sorely lacking), and general goodwill of residents towards one another.

I look forward to the opportunity to serve the City of Westlake as a member of the City Council. Please find the one-page application, an addendum, and my CV attached.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ankush K. Bansal'.

Ankush K. Bansal, MD

Ankush Kumar Bansal, M.D., FACP, FACPM, SFHM, DipABLM, FABDA, MCFLC

Business:
14611 Southern Blvd, Box 1082
Loxahatchee, FL 33470

Residential:
15926 Orchard Dr
Westlake, FL 33470

703.646.1869 (Business)
dr.akb1@gmail.com

Bulleted bold items are current:

ACADEMIC & CLINICAL EXPERIENCE

2021 (Dec) – present ■ Locum Tenens **Global Medical**, Draper, UT

- Assigned to:
 - UnityPoint Health – Trinity Rock Island, Rock Island, IL (UnityPoint Health) (July 2022 – Aug 2023)
 -

2021 (Apr) – 2022 (Dec) ■ Locum Tenens Hospitalist, Cross Country Locums, Berkeley Lake, GA

- Assigned to:
 - Southern Maine Health Care, Biddeford, ME (Maine Health System) (April – July 2021)
 - Memorial Health System, Hollywood, FL (Sept 2021)

2020 (Jan) – present ■ Locum Tenens **Hospitalist, CompHealth**, Midvale, UT

- Assigned to:
 - Conemaugh Nason Medical Center, Roaring Spring, PA (Conemaugh Health System) (July – Nov 2020)
 - Conemaugh Miners Medical Center, Hastings, PA (Conemaugh Health System) (July – Nov 2020)
 - Kalispell Regional Medical Center, Kalispell, MT (Logan Healthcare) (Dec 2020 – March 2022)
 - Aurora Medical Center Manitowoc County, Two Rivers, WI (Aurora Health Care) (Dec 2020 – July 2022)
 - Aurora Medical Center Oshkosh, Oshkosh, WI (Aurora Health Care) (Apr 2021 – July 2022)
 - Claremore Indian Hospital, Claremore, OK (U.S. Indian Health System) (Oct 2021 – July 2022)
 - **Christus St Vincent Regional Medical Center**, Santa Fe, NM (Christus Health) (b. May 2022)
 - *Family Residency Program – Christus St Vincent and University of New Mexico*
 - Virginia Commonwealth University Medical Center, Richmond, VA (VCU Health) (Nov 2022-Feb 2023)
 - **Springfield Hospital**, Springfield, VT (b. Feb 2023)
 - **Portneuf Medical Center**, Pocatello, ID (b. Aug 2023)

2018 (Dec) – 2022 (Dec) ■ Locum Tenens Hospitalist, Icon Medical Network, Tualatin, OR

2018 (May) – 2022 (Dec) ■ Locum Tenens Hospitalist, Tiva/Envision Healthcare, Dallas, TX

- Assigned to:

- Physicians Regional Medical Center, Knoxville, TN (Tennova Healthcare) (Sept 2018 – Dec 2018 [closing of facility])
- North Knoxville Medical Center, Powell, TN (Tennova Healthcare) (Sept 2018 – Sept 2019) [client lost contract with hospital]
- Turkey Creek Medical Center, Knoxville, TN (Tennova Healthcare) (Sept 2018 – Sept 2019) [client lost contract with hospital]
- Twin Cities Community Hospital, Templeton, CA (Tenet) (Jan – July 2019)
- Sierra Vista Regional Medical Center, San Luis Obispo, CA (Tenet) (Jan – July 2019)
- Parkland Medical Center, Derry, NH (HCA) (July 2019 – Dec 2019)
- CenterPoint Medical Center, Independence, MO (HCA) (Dec 2019 – Aug 2020)

2018 (May) – 2018 (Aug) ■ Locum Tenens Hospitalist, Onyx M.D., Irving, TX

- Assigned to:
 - Mercy Medical Center, Janesville, WI (Mercy Health) (July – Aug 2018)
 - *Primary Site, Mercy Health Family Residency Program*

2017 (April) – 2026 (April) ■ **Voluntary Clinical Assistant Professor of Medicine, Florida International University, Herbert Wertheim College of Medicine**, Miami, FL

2011 (October) – present ■ Locum Tenens **Hospitalist, Hospitalists Plus**, Arlington, TX

- Assigned to:
 - Mercy Hospital Joplin (formerly St John's Regional Medical Center; Mercy Health), Joplin, MO (Dec 2011 – Dec 2012)
 - Mercy McCune-Brooks Hospital, Carthage, MO (Mercy Health) (Oct 2011 – Feb 2013)
 - St Luke's Medical Center, Cedar Rapids, IA (UnityPoint Health, formerly Iowa Health System) (April – Aug 2012)
 - Continuing Care Hospital at St Luke's [LTACH] (Christus Dubuis Health) (April – Aug 2012)
 - St Agnes Hospital, Fond du Lac, WI (Agnesian Healthcare) (Aug – Oct 2012)
 - Great River Medical Center, West Burlington, IA (Great River Health) (Feb – Oct 2013)
 - West Florida Hospital, Pensacola, FL (HCA North Florida) (May – Nov 2013)
 - **Davis Memorial Hospital**, Elkins, WV (Davis Health) (b. July 2013)
 - Audrain Medical Center, Mexico, MO (SSM Healthcare) (Dec 2013 – Jan 2014)
 - Saint Vincent Medical Center, Erie, PA (Allegheny Health) (Jan 2014 – Sept 2015)
 - *Affiliate, Lake Erie College of Medicine – bedside teaching of medicine residents*
 - Bluefield Regional Medical Center, Bluefield, WV (Community Health) (May 2014 – April 2015)
 - *Teaching of medical students: West Virginia School of Osteopathic Medicine*
 - Jackson – Madison County General Hospital, Jackson, TN (West Tennessee Healthcare) (May 2014 – Sept 2016)
 - Mercy Hospital, North Iowa, East Campus, Mason City, IA (Trinity Healthcare) (July – Sept 2014)
 - *Teaching of medical students: University of Iowa Carver College of Medicine*
 - Henry County Medical Center, Paris, TN (Tennessee Hospital Association) (Nov 2014 – Feb 2022)
 - Missouri Delta Medical Center, Sikeston, MO (May 2015 – Dec 2018)
 - Ozarks Medical Center, West Plains, MO (June 2015)

- **Methodist Jennie Edmunson Hospital**, Council Bluffs, IA (Methodist Health) (b. June 2015)
- Platte Valley Medical Center, Brighton, CO (SCL Healthcare) (Oct 2015 – Dec 2018)
- Colorado Acute Long-Term Hospital, Denver, CO (Lifecare Hospitals) (Nov 2015)
- Rose Medical Center, Denver, CO (HCA Continental) (Jan – Feb 2016)
 - *Affiliate, University of Colorado Denver*
- Lake City Medical Center, Lake City, FL (HCA North Florida) (Feb – June 2016)
- Sonora Regional Medical Center, Sonora, CA (Adventist Health) (May 2016 – Aug 2017)
- St. Helena Hospital Napa Valley, St. Helena, CA (Adventist Health) (July 2017 – May 2018)
- Natividad Medical Center, Salinas, CA (Monterey County Health Department) (July 2018 – March 2020)
 - *Affiliate, University of California San Francisco*
- Regency Hospital Company, Golden Valley, MN (Select Medical Corp) (Aug – Dec 2018)
- North Bay Medical Center, Fairfield, CA (North Bay Healthcare) (Sept 2018 – Jan 2019)
 - *Affiliate, Touro University College of Osteopathic Medicine*
- Vaca Valley Hospital, Vacaville, CA (North Bay Healthcare) (Sept 2018 – Jan 2019)
- Littleton Adventist Hospital, Littleton, CO (Centura Healthcare) (Aug 2019 – July 2020)
- Castle Rock Adventist Hospital, Castle Rock, CO (Centura Healthcare) (March 2020 – July 2020) [emergency privileges for COVID-19/SARS2 response]
- Parker Adventist Hospital, Parker, CO (Centura Healthcare) (April 2020 – July 2020) [emergency privileges for COVID-19/SARS2 response]
- St. Anthony North Hospital, Westminster, CO (Centura Healthcare) (April 2020 – July 2020) [emergency privileges for COVID-19/SARS2 response]
- ECU Vidant Health, Tarboro, NC (East Carolina University Health) (Aug 2022)

2011 (Sept) – 2012 (Nov) ■ Locum Tenens Hospitalist, Concorde Staff Source, Milwaukee, WI

- Assigned to: St Luke's Regional Medical Center, Sioux City, IA (UnityPoint Health, formerly Iowa Health) (Sept 2011 – July 2012)

2010 (Jan) – 2011 (June) ■ Assistant Professor of Clinical Medicine & Hospitalist, Department of Medicine, Division of Hospital Medicine, University of Miami, Leonard M. Miller School of Medicine, Miami, FL

- Member, Medical Staff –
 - University of Miami Hospitals & Clinics (aka Sylvester Comprehensive Cancer Center)
 - University of Miami Hospital
 - Bascom-Palmer Eye Institute/Ann Bates Leach Eye & Ear Hospital
 - Jackson Memorial Hospital (Jackson Health/County of Miami-Dade)

2009 (Sept) – 2009 (Nov) ■ Locum Tenens Hospitalist, VISTA Staffing Solutions, Inc., Salt Lake City, UT

- Assigned to: Inland Hospital, Waterville, ME (Eastern Maine Healthcare) (Oct – Nov 2009)

2007 (Aug) – 2009 (July) ■ Hospitalist, IPC of Delaware, Inc., Newark, DE

- Member, Medical-Dental Staff –
 - Christiana Care Health System (Christiana & Wilmington Hospitals)

- *Teaching of Internal Medicine Residents*
- Member, Medical Staff –
 - Saint Francis Hospital (Catholic Health East)
 - Select Specialty Hospital of Wilmington at St Francis Hospital (Select Medical Corporation)
 - Arbors at New Castle Subacute & Rehabilitation Center (Extendicare Health Services, Inc.)

2005 (Dec) – 2008 (July) ▪ Consulting Internist, Department of Medicine, Christiana Care Health System, Wilmington, DE (moonlighting)

- Member, Medical-Dental Staff –
 - Christiana Care Health System (Christiana & Wilmington Hospitals)

PART-TIME CLINICAL & CONSULTING EXPERIENCE

2023 (Jan) – present ▪ **“PRN” Hospitalist, Mon Health Medical Center, Morgantown, WV** (Vandalia Health)

2022 (May) – present ▪ **Director & Consultant, Octave Health Group, Inc., San Francisco, CA**

2021 (Oct) – 2023 (Nov) ▪ Telehealth Fellow, Doximity, San Francisco, CA

2021 (May) – 2022 (Dec) ▪ “PRN” Hospitalist, Pioneer Medical Group, Tampa, FL

- Assigned to:
 - Mon Health Medical Center, Morgantown, WV (Mon Health) (June 2021 – Dec 2022)
 - *Affiliate/Teaching, Cornerstone Care Teaching Health Center Family Residency (ACGME)*
 - *Affiliate/Teaching, West Virginia University School of Medicine – Medical Students*

2020 (March) – 2022 (May) ▪ Primary Care Physician – Steady MD Physician Group, P.C., St Louis, MO

2020 (March) – present ▪ **Research Investigator, Science 37, Inc., Los Angeles, CA**

2019 (Jan) – present ▪ **Medical Advisory Board, Health Tap Inc., Palo Alto, CA**

2018 (June) – 2018 (July) ▪ Medical Consultant, Elsevier Inc., Maryland Heights, MO

2017 (June) – 2018 (June) ▪ Fellow, Doximity, San Francisco, CA

2017 (May) – present ▪ **Medical Consultant, Change Healthcare** (formerly McKesson Technology), Newton, MA

- Promotion to **Senior Consultant** (July 2021)

2017 (January) – present ▪ **Staff Hospitalist, Cleveland Clinic Florida Martin Health, Stuart, FL**

- Member, Medical Staff – **North, South, Tradition campuses**

2016 (February) – 2016 (July) ■ **Staff Hospitalist, Incare Medical Services, North Palm Beach, FL** (inpatient division closed)

- **Member, Medical Staff –**
 - **St Mary's Medical Center, West Palm Beach, FL (Tenet)**

2013 (October) – present ■ **Expert Witness, Department of Medicine/Division of Medical Quality Assurance/Board of Medicine, State of Florida, Tallahassee, FL**

- **Abbason & Associates, Inc, Winter Park, FL (b. Dec 2014)**

2013 (May) – present ■ **Expert Witness**

- **Consolidated Consultants, Chula Vista, CA (b. Aug 2020)**
- **TASA, Blue Bell, PA (May 2013 – Oct 2019)**
- **Reliable Clinical Experts, New York, NY (March 2015 – July 2016)**
- **Direct Hire by Attorneys**

2012 (September) – 2012 (December) ■ **Supervising Physician, Quad/Med, LLC, Saratoga Springs, NY**

2011 (Oct) – present ■ **Physician Reviewer**

- **Auto Injury Solutions/Insight Service Group, Danvers, MA**
- **Advanced Medical Reviews, Los Angeles, CA (Oct 2011 – Feb 2017)**
- **Behavioral Medical Interventions, Edina, MN (Feb 2012 – July 2014)**
- **MCMC, Quincy, MA (April 2012 – Feb 2016)**
- **MLS Group of Companies, Inc., Southfield, MI (Jul 2012 – Dec 2019)**
- **KVS Consulting, Kingston, PA (Aug 2012 – Sept 2018)**
- **Managed Medical Review Organization/CoreVisory, Novi, MI (April 2013 – Oct 2019)**
- **Ameritox-PRIUM, Duluth, GA (Oct 2013 – Dec 2016)**
- **CIMRO, Champaign, IL (Nov 2013 – Feb 2016)**
- **Physicians Review Organization of Michigan, East Lansing, MI (b. Feb 2014)**
- **National Medical Reviews, Inc, Southampton, PA (March 2014 – Dec 2016)**
- **KePRO, Harrisburg, PA (May 2014 – April 2018)**
- **Specialty Health, Reno, NV (b. April 2015)**
- **Dane Street, Palm Beach Gardens, FL (b. Jan 2016)**
- **Exam Works, Atlanta, GA (Jan 2016 – Dec 2018)**
- **Review Med, Dallas, TX (Jan 2016 – Oct 2019)**
- **Claims Eval, Granite Bay, CA (b. Feb 2016)**
- **Med Source National, Garden City, NY (Feb 2016 – Dec 2018)**
- **MES Solutions, Norwood, MA (Jan 2017 – Dec 2018)**
- **Network Medical Review Co Ltd, Rockford, IL (Jan 2017 – Dec 2018)**
- **H.H.C. Group, Gaithersburg, MD (b. Aug 2017)**
- **Matriarch Consulting Services, LLC, Houston, TX (March 2018 – June 2019)**
- **Atheneum Partners, GmbH, Berlin, Germany (b. Feb 2018)**
- **Alicare Medical Management, Salem, NH (b. Aug 2018)**
- **Exam Coordinators Network, Boca Raton, FL (Dec 2018 – Jan 2019)**
- **EK Health, San Jose, CA (Jan – March 2019)**
- **Arbitech Health, Atlanta, GA (b. June 2020)**

2011 (May) – present ■ **Telemedicine Physician**

- **Consult A Doctor, Miami Beach, FL (May 2011 – Aug 2013 d/t purchase by Teladoc)**
- **MD Live, Sunrise, FL (May 2011 – Sept 2023)**
- **AmeriDoc, Plano, TX (August 2011 – May 2014 d/t purchase by Teladoc)**

- Telemedicine Consulting Network, Boca Raton, FL (June 2012 – Dec 2014 d/t business closing)
- Wellness FX, San Francisco, CA (Sept 2012 – March 2023 d/t closing by new owner – Thorne Research)
- Americare Services/Health Ultimate Corp, Las Vegas, NV (Dec 2012 – Feb 2016)
- Teladoc, Dallas, TX (b. March 2013 – April 2021)
- Second Opinions, Ft Lauderdale, FL (April 2013 – July 2016)
- Doctor on Demand, San Francisco, CA (Sept 2013 – Feb 2016)
- 1-800MD, Charlotte NC (Oct 2013 – July 2016)
- **Push Health**, El Segundo, CA (b. Oct 2013)
- **Health Tap Prime** (Founding Member), Palo Alto, CA (b. April 2014)
 - **Executive Member (President), PC – CA, NJ, NY, MD, NC** practices
 - Health Tap Concierge (Sept 2014 – July 2019)
 - Virtual Care Certified: Level 1 (April 2016)
 - **Medical Advisory Board** (b. Jan 2019)
- Virtual Medical Offices, Marietta, GA (April 2014 – Aug 2015 d/t business closing)
- iSelectMD, Hilton Head, SC (July 2014 – April 2016)
 - Shareholder
- WellVia (1stMD), Bryant, TX (July 2014 – Oct 2019)
 - Executive Member (President), PC – CA, NJ, NY practices
- My On Call Doc, Tampa, FL (Oct 2014 – April 2016)
- 1st Care MD, Kingsbury, TX (Nov 2014 – Feb 2016)
- InCareMD, Atlanta, GA (March 2015 – Feb 2016)
- First Stop Health, Chicago, IL (April 2015 – Dec 2019)
- American Well, Boston, MA (May 2015 – Jan 2022)
- SMC/RX Consulting, Davie, FL (May – Oct 2015 d/t business closing)
- 24 Hour Physicians and Net Care Now, Plano, TX (Sept 2015 – April 2016)
- AristaMD, La Jolla, CA (Sept 2015 – July 2016)
- ECI Healthcare Partners, Traverse City, MI (Sept 2015 – April 2016)
- Mediconecta, Miami, FL (Sept 2015 – April 2016)
- **My Telemedicine/Lyric**, McKinney, TX (b. Sept 2015)
- KuraMD, Roseville, CA (Oct 2015 – April 2016, March 2018 – June 2019)
- TelMed Services, San Juan, PR (Oct 2015 – April 2016)
- 24 Hour Virtual MD, Boca Raton, FL (Oct – Nov 2015 d/t business closing)
- Video Medicine, Jackson, WY (Nov 2015 – April 2018 d/t acquisition by Salus)
- **Just Answer**, San Francisco, CA (b. Dec 2015)
- Maven Clinic, New York, NY (Feb 2016 – June 2023)
- Salus Telemedicine, Waycross, GA (June 2018 – Dec 2020)
- Ordrs, Houston, TX (June 2018 – Oct 2019)
- **Onegevity Health/Thorne Research**, New York, NY (b. Dec 2018)
- CareClix, Washington, DC (Jan 2019 – Dec 2020)
- 98point6, Seattle, WA (March – Sept 2020) (temporary COVID-19 coverage)
- Fruit Street/COVID-MD, New York, NY (April – Dec 2020)
- Dial Care LLC, Frisco, TX (June 2020 – Aug 2021)
- Phosphorus, Secaucus, NJ (Aug 2020 – Dec 2021) (through Steady MD)
- Hey Doctor, San Francisco, CA (Aug 2020 – July 2021) (through Steady MD)
- True pill, Hayward, CA (Aug – Dec 2020) (through Steady MD)
- Color, Burlingame, CA (Sept 2020 – Dec 2021) (through Steady MD)
- Wheel Health, Austin, TX (June – Dec 2021)
- Optum Health, Eden Prairie, MN (May – May 2022) ((through Steady MD)

2011 (Oct) – 2015 (Oct) ■ Medical Staff, Veterans Affairs Medical Center, Miami, FL

- Part-time, Emergency Department

2008 (Aug) – 2014 (April) ■ Physician Expert, Executive Health Resources, Inc. (United Health Group Corp – Optum Services, Inc.), Newtown Square, PA (part-time)

2008 (Sept) – 2009 (Dec) ■ Medical Staff, Veterans Affairs Medical Center, Wilmington, DE

- Part-time, Emergency Department

2005 (Oct) – present ■ **Management Consulting Council Advisor/Expert**

- **Gerson Lehrman Group, Inc.**, New York, NY
- **Coleman Research Group, Inc.**, New York, NY (b. June 2011)
- **Guide Point Global, LLC**, New York, NY (b. Dec 2012)
- **Maven Research, Inc.**, San Francisco, CA (b. Jan 2015)
- Magellan Research Group, LLC, New York, NY (Feb 2015 – Dec 2018)
- **Alpha Sights, Ltd**, London, UK (b. Sept 2016)
- **Alcimed**, Paris, France (b. Dec 2022)

PROFESSIONAL, SOCIAL MEDIA SITES

2013 (Jan) - present ■ **Physician Panel** (invite-only), **Doximity**, San Francisco, CA

2011 (June) - present ■ Founding & Distinguished Medical Expert; **Medical Advisory Board**; Founding Knowledge Editor; Chief Internal Medicine Scholar; Editorial Board Member: Health Tap; Grandmaster Rx Editor; Founding Mentor: Health Tap University; Founding Member: Health Tap Prime Palo Alto, CA

2011 (May) – 2016 (March) ■ Expert, Sharecare, Inc., Atlanta, GA

MANUSCRIPT REVIEW EXPERIENCE

2023 (Aug) – present ■ **Reviewer, *Journal of Climate Change & Health*** (Elsevier, Inc.), Birmingham, AL, USA

- Manuscripts reviewed (as of revision date): 1

2021 (Aug) – present ■ **Reviewer, *American Journal of Lifestyle Medicine*, American College of Lifestyle Medicine**, Chesterfield, MO, USA

- Manuscripts reviewed (as of revision date): 1

2018 (March) – present ■ **Reviewer, *Journal of General Internal Medicine*, Society of General Internal Medicine**, Alexandria, VA, USA

- Manuscripts reviewed (as of revision date): 15

2017 (Nov) – present ■ **Reviewer, *British Medical Journal*, British Medical Association**, London, England, UK

- Manuscripts reviewed (as of revision date): 2

2016 (Nov) – 2019 (Sept) ■ Reviewer, *Cureus Journal of Medical Science*, Cureus, San Francisco, CA, USA

- Manuscripts reviewed (as of revision date): 2

2015 (Oct) – present ■ **Reviewer, *Annals of Internal Medicine*, American College of Physicians**, Philadelphia, PA, USA

- Manuscripts reviewed (as of revision date): 23

2015 (May) – 2018 (Dec) ■ Reviewer, *New England Journal of Medicine*, Massachusetts Medical Society, Boston, MA, USA

2015 (Jan) – present ■ **Reviewer, *BMJ Open Quality (formerly BMJ Quality Improvement Reports)*, British Medical Association**, London, England, UK

- Manuscripts reviewed (as of revision date): 11

2013 (July) – 2017 (Dec) ■ Reviewer, *BMJ Case Reports*, British Medical Association, London, England, UK

- Manuscripts reviewed (as of revision date): 4

2012 (Aug) – 2015 (March) ■ Reviewer & Associate Editor, *Medical App Journal*, Seattle, WA, USA

2009 (Feb) – 2009 (Dec) ■ Peer Reviewer, *Medical Economics*, Advanstar Communications, North Olmsted, OH, USA

2008 (July) – 2009 (Dec) ■ Peer Reviewer, *Formulary Journal*, Advanstar Communications, North Olmsted, OH, USA

EDUCATION

2022 (July) – 2023 (June) ■ *New York Zen Center*, New York, NY ■ *Fellowship in Contemplative Medicine* ■ Awarded full-tuition scholarship

2020 (Sept) – 2022 (May) ■ *New York University*, New York, NY & *Sounds True*, Boulder, CO ■ *Certificate in Inner MBA*

2020 (June) – 2020 (Aug) ■ *Harvard Medical School*, Boston, MA ■ *Certificate in CHEF Coaching & Lifestyle Medicine*

2020 (April) – 2020 (Sept) ■ *University of Geneva*, Geneva, Switzerland ■ *Certificate in Global Health at the Human-Animal-Ecosystem Interface*

2018 (Sept) – 2019 (Jan) ■ *Yale University, School of Public Health*, New Haven, CT ■ *Certificate Program in Climate Change and Health Communication*

2004 (July) – 2007 (June) ■ *Resident – Internal Medicine*
Christiana Care Health System, Newark, DE; ACGME Certificate awarded 30 June 2007
 Affiliate of Jefferson Medical College, Philadelphia, PA

- Case Report: “Acquired factor VIII Inhibitor Treated with Rituximab in an HIV+, HCV+ Patient after Urologic Surgery”

2000 (Aug) – 2004 (May) ■ *Creighton University, School of Medicine*, Omaha, NE ■ *M.D.*
Honors: Pharmacology, Radiology, Research/Independent Study in Radiology; Degree awarded
15 May 2004

- Research Proposal: “Prospective Comparison of Plain Radiology vs. CT in the Diagnosis of Facial Fractures”

1994 (Aug) – 1998 (May) ■ *Virginia Commonwealth University, College of Humanities & Sciences*, Richmond, VA ■ *Bachelor of Science with Honors* (University, Department, & *Magna cum Laude*) in Biology; Minor: Math; Degree awarded 16 May 1998

- Senior Thesis: “Response of Bryostatin/Ionomycin-activated T-cells from Breast Cancer Patients to HER-2/neu-derived Epitopes Presented by Class I”

1991 (Sept) – 1994 (June) ■ *Thomas Jefferson High School for Science & Technology*, Alexandria, VA ■ *Advanced Studies Diploma*

- Competitive regional school for science/technology/mathematics; #1 high school nationally (2007-2010, 2014-2016, 2021-2022)

ADDITIONAL TRAINING

2021 (Jan) – 2021 (March) ■ *Trainer Certification – Clarity Insight Journey (CIJ) – based on course from Stanford University*, Palo Alto, CA. Taught by Jennifer Grace in Ft Lauderdale, FL (virtual) (Health, Wellness, Life Coach Training)

2015 (Jan) ■ *Pro Board Certification in HazMat Operations via National Fire Protection Association*, Quincy, MA, Plantation, FL (Disaster Medicine Training)

2015 (Jan) ■ *U.S. Department of Homeland Security: HazMat Operations Certification via TEEX*, College Station, TX, Plantation, FL (Disaster Medicine Training)

2014 (Aug) ■ *U.S. Department of Commerce, National Oceanographic & Atmospheric Administration, National Weather Service, Miami Office – Certified Weather Spotter*, Miami Beach, FL (Disaster Medicine Training)

2013 (Oct) ■ *Society of Hospital Medicine [SHM] Leadership Academy III (Advanced)*, Minneapolis, MN

2011 (Nov) ■ *Master Clinical Hypnotherapy, National Board of Professional & Ethical Standards*, Ocala, FL

2011 (Sept) ■ *Society of Hospital Medicine [SHM] Leadership Academy II (Advanced)*, Miami Beach, FL

2011 (Aug) ■ *“Medical Management of Chemical, Biological, Radiological, Nuclear, and Explosive Events”, U.S. Dept of Homeland Security*, At Miami-Dade Health Dept, Doral, FL (Disaster Medicine Training)

2011 (June) ■ *“Medical Reserve Corps Core Competencies”, U.S. Surgeon General, U.S. Public Health Service*, Washington, DC (Disaster Medicine Training)

2011 (June) ■ *“Incident Command System”, Federal Emergency Management Agency [FEMA]*, Washington, DC (Disaster Medicine Training)

2011 (June) ■ *“National Incident Management System”, FEMA, Washington, DC (Disaster Medicine Training)*

2011 (April – June) ■ *Basic & Advanced Clinical Hypnotherapy, National Board of Professional & Ethical Standards, Ocala, FL*

2011 (April) ■ *“Essential Competencies for the Emerging Leader”, Internal Medicine 2011, American College of Physicians [ACP], San Diego, CA*

2009 (Sept) ■ *Society of Hospital Medicine [SHM] Leadership Academy I, Miami Beach, FL*

2007 (Sept) – 2008 (June) ■ *Student – American College of Physician Executives [ACPE] Onsite Healthcare MBA, Wilmington, DE*

- Have completed 30 credits to date towards earning an MBA or MMM
- “Financial Decision Making” Levels 1,2,3,4
- “Ethical Challenges”
- “Informatics: IT Change Management and Knowledge Management”

2007 (Jan – March) ■ *Student – Achieving Competency Today: Issues in Health Care Cost, Quality, Systems, and Safety – Christiana Care Health System, Newark, DE*

A Robert Wood Johnson Foundation funded, interdisciplinary course that addressed systems-based practice, practice-based learning, and quality improvement.

- Final Project: “Reducing 1B [MRSA] Isolation Codes at Wilmington Hospital”

SELECTED NON-CLINICAL EXPERIENCE

2023 (Nov) – present ■ **Board of Directors** (elected), **Physicians for Social Responsibility**, Washington, DC

- United States affiliate of **International Physicians for the Prevention of Nuclear War** (Laureate of the 1985 Nobel Peace Prize)

2020 (Mar) – 2022 (Dec) ■ Co-President, Board of Directors (both elected), Frontline Mind Body Project, Ft Lauderdale, FL

- Non-governmental organization tasked with teaching mindfulness, stress management, resiliency, and spiritual awakening to first responders (physicians, nurses, pharmacists, technicians, fire, EMS, police) towards reducing burn-out, suicidality, depression, and departure from the fields. Utilizing techniques from Clarity Catalyst training borne out of Stanford University in 1970s and most notably benefitting 9/11 widows in 2001-2002. Tasked with creating, development, marketing, programs, board recruitment, and delivery to beneficiaries.
- Co-President: Sept 2020 – Dec 2022

2019 (June) – present ■ **Member, Community Stakeholder Advisory Board, Southeastern Coastal Center for Agricultural Health & Safety**, Gainesville, FL

- Provide occupational safety and health education and training to the agriculture, fishing, and forestry workforce.
- Bring evidence-based, safety and health programs, developed through the other NIOSH-funded agricultural centers into the southeastern coastal region.
- When appropriate, translate programs into Spanish, and assist in supporting multilingual training efforts throughout the region.

- Conduct research to practice projects focused on:
 - Evaluating whether safety and education materials produce changes in safety behaviors.
 - Documenting hazards and risks in fishery workers; testing training materials aimed at reducing injuries.
 - Utilizing remote sensing technology to map pesticide uses.
 - Looking at heat stress tolerance.
- Forecast needed research and applied projects based on needs as they arise.

2019 (Jan) – present ■ **Secretary, Board of Directors** (both elected), **Florida Chapter, Physicians for Social Responsibility**, Tampa, FL

- State affiliate of national organization of Physicians for Social Responsibility – United States affiliate of **International Physicians for the Prevention of Nuclear War** (Laureate of the 1985 Nobel Peace Prize)
- Focused on prevention of proliferation and use of nuclear weapons and on combating human-caused climate change, particularly on health effects.
- Advocacy, Education, Research
- Secretary: Nov 2020 – Dec 2022
- **Vice President**: Jan 2023 – present

2015 (Jan) – present ■ **Board of Directors, Disaster Accountability Project**, Washington, DC

- Non-governmental organization tasked with improving accountability of governments and other NGOs in distribution of tangible and financial aid after natural and man-made disasters, providing a tool for citizens to gauge responsiveness of organizations in distributing aid, and educating local governments and organizations in disaster preparedness. Unpaid/volunteer position. Develop, manage, and account for this organization's mission, goals, response, and execution.
- Member, Board Governance and Recruitment Committee
- DisasterAccountability.org, SmartResponse.org
- Founder, Executive Director: Ben Smilowitz
- Secretary: Jan 2015 – March 2016
- Treasurer: March 2016 – Feb 2017
- Vice President: Feb 2017 – Dec 2019
- President: Jan 2020 – Dec 2022
- **Immediate Past President**: Jan 2023 – present

1998 (June) – 2000 (July) ■ Research Assistant, Covance Labs, Inc., Vienna, VA

- Performed pharmaceutical company directed assays in Phase I & II drug trials using animal serum samples. Also utilized automated/robotic machinery for assays.

1996 (May-Aug) ■ Computer Assistant, Defense Information Systems Agency / div of Defense Special Weapons Agency (United States Department of Defense/Pentagon), Arlington, VA

- National Security Clearance: Secret (supervised Top Secret)
- Worked in HQ and satellite offices in northern Virginia with Air Force, Army, Navy/Marine Corps
- LAN, WAN management on non-classified servers
- Computer Help Desk for DoD personnel
- Maintaining on-site technical library
- Developed Intranet website
- Participated in responses to drills from Pentagon, National Security Agency for threats against U.S. Dept of Defense Information Systems assets
- Maintained U.S Air Force Base coding equipment

SELECTED PROFESSIONAL MEMBERSHIPS

- **American Medical Association [AMA]**, Chicago, IL (2000 – present)
 - Member, Reference Committee K (Public Health), I-19, Nov 2019
 - Chair, Reference Committee D (Public Health), I-20, Nov 2020; A-22, June 2022
 - YPS Handbook Committee, Reference Committee C (Medical Education), A-19, June 2019
 - YPS Handbook Committee, Reference Committee G (Medical Service), I-20, Nov 2020
 - YPS Handbook Committee, Reference Committee E (Science & Technology), A-21, June 2021
 - Member, Resolutions Committee, I-21, Nov 2021; I-22, Nov 2022
 - **Member, Council on Science & Public Health** [elected] (2023 – 2027)
- **American Association of Physicians of Indian Origin [AAPI]**, Oak Brook, IL (2000 – present, Life Member)
- American Medical Student Association [AMSA], Reston, VA (2000 – 2004)
- International Federation of Medical Student Associations [IFMSA] – USA Chapter, Ferney-Voltaire, France (2001 – 2004)
- **American College of Physicians [ACP]**, Philadelphia, PA (2001 – present)
 - **Fellowship Election (FACP)**, July 2011
 - Leadership Enhancement and Development (LEAD) Certification, July 2012
 - Region C Representative, Governor’s Advisory Council, Florida Chapter (Aug 2012 – 2015)
 - Hospitalist Medicine, State Chair/Representative, Governor’s Advisory Council, Florida Chapter (Aug 2012 – Sept 2019)
 - Delegate to Florida Medical Association (July 2013 – Aug 2019)
 - Council of Early Physicians, State Chair, Governor’s Advisory Council, Florida Chapter (April 2014 – Dec 2016)
 - Treasurer, Florida Chapter (Sept 2015 – Dec 2020)
 - Chair, Delegation to Florida Medical Association (Aug 2017 – Aug 2018)
 - Chair, Florida Chapter, Ethics & Professionalism Committee, Aug 2017

- Co-Author, Telemedicine: A Practical Guide for Incorporation into your Practice, online (April 2019 – March 2020)
- Governor-Elect Designee, Florida Chapter (Nov 2020 – April 2021)
- Governor-Elect, Florida Chapter (April 2021 – April 2022)
- **Governor, Florida Chapter** (April 2022 – April 2026)
- Judge – Doctor’s Dilemma – National Competition, Chicago, IL (April 2022 – April 2024)
- Moderator – Resident Abstract Presentations – National Competition, Chicago, IL (April 2022)
- Acting Parliamentarian to Board of Governors, Orlando, FL (October 2023)
- **Society of Hospital Medicine [SHM]**, Philadelphia, PA (2007 – present)
 - **Senior Fellowship Election (SFHM)**, Dec 2015
 - Fellowship Election (FHM), Feb 2013
 - Secretary/Treasurer, Southeast Florida Chapter (March 2019 – Dec 2019)
 - **Member, Public Policy Committee** (March 2023 – current)
- American Association for Physician Leadership [AAPL] (formerly: American College of Physician Executives [ACPE]), Tampa, FL (2007 – 2019)
- **Florida Medical Association [FMA]**, Tallahassee, FL (2010 – present)
 - Member, Reference Committee on Health, Education, and Public Policy (July 2015, July 2014, Aug 2018, July 2021)
 - Member, Reference Committee on Finance and Administration, July 2016
 - Chair, Reference Committee on Health, Education, and Public Policy, Aug 2017
 - Member, Credentials and Standing Rules Committee, Aug 2022
 - Member, Council on Medical Education, Science, and Public Health (Aug 2017 – July 2021)
 - Member, Committee on CME & Accreditation (June 2019 – July 2021)
 - Alternate (Aug 2017 – Aug 2019) **Delegate to American Medical Association (Elected)** (Aug 2019 – present [full delegate])
 - Primary Care Representative to Specialty Society Section & Board of Governors (Aug 2018 – Aug 2020)
 - Member, Board of Governors (Aug 2018 – Aug 2020)

- Young Physicians Section [YPS] Delegate to American Medical Association (Appointed) (June 2019 – Nov 2021)
- Member at Large, Executive Committee, FMA Delegation to AMA (Nov 2020 – June 2021)
- **Palm Beach County Medical Society [PBCMS], West Palm Beach, FL (2014 – present)**
 - **Chair, Council on Ethical & Judicial Affairs** (Dec 2022 – present)
 - **Member, Board of Directors** (Dec 2022 – present)
 - Member, Council on Advocacy & Legislation (Jan 2016 – Dec 2019)
 - Member, Council on Communications & Technology (Jan 2019 – Dec 2019)
- American Telemedicine Association [ATA], Washington, DC (2011 – 2019)
- **World Medical Association [WMA], Ferney-Voltaire, France (2011 – present)**
 - **Representative/Delegate from Associate Membership to the WMA General Assembly** (2017, 2018, 2019, 2021, 2022, 2023)
 - Alternate Representative/Delegate from Associate Membership to the WMA General Assembly (2020)
 - **Member, Environment Caucus** (2017 – 2022)
 - **Chair, Environment Caucus** (2022 – present)
 - **Chair, Workgroup on Environment** (2023 – current)
 - Chair, eHealth & Medical Technology Task Force, Associate Member Section (2020 – 2023)
 - Member/Associate Member Representative, eHealth Workgroup (2020 – 2022)
 - Member/Associate Member Representative, Medical Technology Workgroup (2021 – 2023)
 - Member/Associate Member Representative, Workgroup on Associate Member Rules (2021 – 2022)
 - Member, Regulations in Times of Armed Conflict & Other Situations of Violence Task Force, Associate Member Section (2022 – 2023)
 - Representative to United Nations Framework Convention on Climate Change (UNFCCC) Conference of the Parties (COP) (2019 – COP25 – Madrid, Spain; 2021 – COP26 – Glasgow, Scotland, United Kingdom) 2022 – COP27 – Sharm el Sheikh, Egypt)
 - **World Medical Association Delegation Co-Chair to United Nations Framework Convention on Climate Change (UNFCCC) Conference of the Parties (COP)** (2022 – COP27 – Sharm el Sheikh, Egypt; 2023 – COP28 – Dubai, U.A.E)

- Canadian Society of Hospital Medicine [CSHM], Vancouver, BC (2013 – 2017)
- International Society for Telemedicine & eHealth [ISfTeH], Luzern, Switzerland (2013 – 2019)
- **American Board of Disability Analysts [ABDA]**, Nashville, TN (2014 – present, Life Member)
 - **Senior Disability Analyst & Diplomate**, Jan 2021
 - Disability Analyst & Fellow designation, Jan 2015
- **Forensic Expert Witness Association [FEWA]**, San Francisco, CA (2016 – present, Professional Member)
 - **Master Certified Forensic Litigation Consultant (MCFLC)**, Jan 2021
 - Certified Forensic Litigation Consultant (CFLC), Dec 2017, re-certified Oct 2020
 - Co-Founding Board Member, South Florida Chapter (2017 – 2018)
 - Vice President, South Florida Chapter (Jan 2017 – Dec 2018)
 - President, Florida Chapter (Jan 2019 – Dec 2019)
 - Board Member, Florida Chapter (Jan 2017 – Dec 2019)
 - National Board Member (Jan 2017 – Dec 2019)
 - Member, Conference Committee (2018, 2019)
 - Member, Marketing Subcommittee (2018)
 - Member, Membership Committee (2018)
 - Member, Governance Committee (April 2018 – Nov 2020)
 - **Member, Credentialing Committee** (Oct 2020 – present)
- **American College of Legal Medicine [ACLM]**, Rosemont, IL (2016 – present)
- **Affiliate Memberships – American Medical Women’s Association [AMWA]**, Reston, VA and Medical Women’s International Association [MWIA], Burnaby, BC (2015 – present)
- **Royal College of Physicians [RCP]**, London, UK (2016 – present)
- **American College of Lifestyle Medicine [ACLM]**, Chesterfield, MO (2016 – present)
 - **Member, AMA Task Force** (June 2022 – present)
- **American College of Preventive Medicine [ACPM]**, Washington, DC (2016 – present)
 - **Member, Fellowship Advancement Committee** (Sept 2022 – present)
 - **Member, Policy/Advocacy Committee** (May 2017 – present)

- **Vice-Chair, Advocacy Committee** (March 2023 – present)
- Member, Scientific Review Committee (May 2017 – Dec 2019)
- **Fellowship Election (FACPM)**, October 2019
- **American Association for the Advancement of Science [AAAS]**, Washington, DC (2016 – present)
- **Florida Clinicians for Climate Action [FCCA]** (2018 – present)
 - **Physician Co-Founding Member, Steering Committee Member, Co-Chair** (2018 – present)
- **American Public Health Association [APHA]**, Washington, DC (2020 – present)
- **Associate Member – Faculty of Clinical Informatics [FCI]**, London, UK (2019 – 2021)

SELECTED LOCAL & STATE COMMITTEE MEMBERSHIPS

- **Chair, Council on Ethical & Judicial Affairs, Palm Beach County Medical Society** (Jan 2023 – present)
- **Member, Board of Directors, Palm Beach County Medical Society** (Dec 2022 – present)
- **Member, Community Stakeholder Advisory Board, Southeastern Coast Center for Agricultural Health & Safety** (June 2019 – present)
- **Governor's Advisory Council, Florida Chapter, American College of Physicians** (2012 – present)
 - Member, Insurance/Industry Committee (2013 – 2019)
 - Member, Legislative Committee (2013 – 2021)
 - Member, Education Committee (2014 – 2018)
 - Member, Strategic Planning Committee (2014 – 2018)
 - Member, Awards Committee (2015, 2017)
 - Member, Scientific Program Committee (2016 – 2018)
- Member, Scientific Planning Committee, W. Montague Cobb/National Medical Association Health Institute, 2018 Health Disparities Conference, Climate & Health Equity (2017 – 2018) – presented 27 January 2018 in Tampa, FL
- Member, Christiana Care Health System, Utilization Review (2008 – 2009)
- Member, Christiana Care Health System, Delirium Committee (2007 – 2008)

- Member, Christiana Care Health System, Graduate Medical Education Committee, Subcommittee on Internal Reviews (2006 – 2007)
- Treasurer, Christiana Care Health System Residency Council (2006 – 2007)
- Member, Program Director's Council – Christiana Care Department of Internal Medicine (2006 – 2007)

NATIONAL COMMITTEE MEMBERSHIPS

- **Member – National Awards & Mastership Task Force, American College of Physicians** (2023 – present)
- **Member – Council on Science & Public Health, American Medical Association** (2023 – 2027)
- **Member – Public Policy Committee, Society of Hospital Medicine** (2023 – present)
- **Member – Mastership Committee, American College of Physicians** (2022 – present)
- Member – Doctors Dilemma Question Writing Committee, American College of Physicians (2021 – 2023)
- Member – Awards Committee, American College of Physicians (2020 – 2021)
- **Member – Advocacy Committee, American College of Preventive Medicine** (2017 – present)
 - Co-Author, Revision of National Policy Statement on Climate Change & Health, 2021
 - Author, National Policy Statement on Lifestyle Medicine, 2018
- Member – Scientific Review Committee, American College of Preventive Medicine (2017 – 2019)
- Member – Board of Directors, Forensic Expert Witness Association (2017 – 2019)
- AMA, Young Physicians Section, Strategic and Leadership Committee (2015 – 2021)
- American Board of Internal Medicine (Philadelphia, PA) – Governance – Hospital Medicine, Knowledge Check-in Item-Writing Task Force (2018-2019)
- AMA, Ambassador Program, Steering Committee (2018 – 2019)
- AMA, Medical Student Section, Committee on Scientific Issues (2001 – 2002)
- AMA, Medical Student Section, Computers & Technology Committee (2002 – 2004)
- AAPI, Medical Student/ Resident/Fellow Section, National Executive Committee & Midwest Region Representative (2001 – 2002, 2003 – 2004)

- IFMSA-USA – Creighton University representative (2001 – 2003)
- AMSA, National Liaison to AMA (2001 – 2002)
 - AAPI, Liaison Committee to AMA & Organized Medicine (2002 – 2003)
 - AAPI, Legislative Affairs Committee (2003 – 2004)
 - AAPI, Committee for Integrated Medicine (2003 – 2004)

INTERNATIONAL COMMITTEE MEMBERSHIPS

- **Elected Representative of Associate Membership of Physicians, World Medical Association – General Assembly** (2017 – present)
- **Member – Environment Caucus, World Medical Association** (2017 – 2022); **Chair** (2022 – present)
- **Chair – Workgroup on Environment, World Medical Association** (2023 – present)

BOARD MEMBERSHIPS – 501(C)(3) AND 501(C)(6)

- 2023 (Nov) – present ■ **Board of Directors, Physicians for Social Responsibility**, Washington, DC
- 2022 (April) – 2026 (Apr) ■ **Governor, Florida Chapter, American College of Physicians**, Jacksonville, FL
- 2022 (April) – 2026 (Apr) ■ **Member, Board of Governors, American College of Physicians**, Philadelphia, PA
- 2020 (Mar) – 2022 (Dec) ■ **Officer/Board of Directors, Frontline Mind Body Project**, Ft Lauderdale, FL
- 2019 (May) – 2021 (Jan) ■ **Political Action Committee Board, Florida Medical Association**, Tallahassee, FL
- 2019 (March) – 2020 (March) ■ **Secretary/Treasurer & Executive Board, Southeast Florida Chapter, Society of Hospital Medicine**
- 2019 (Jan) – present ■ **Officer/Board of Directors, Florida Chapter, Physicians for Social Responsibility**, Tampa, FL
- 2018 (Aug) – 2020 (Aug) ■ **Board of Governors, Florida Medical Association**, Tallahassee, FL
- 2018 (July) – 2021 (July) ■ **Political Action Committee Board, American College of Physicians**, Philadelphia, PA

- 2018 (Feb) – present ■ **Physician Co-Founding Member/Officer, Florida Clinicians for Climate Action**, Tampa, FL
- 2017 (April) – 2019 (Dec) ■ Forensic Expert Witness Association, San Francisco, CA
 - National Board Member
 - Board Member, Florida Chapter
 - Co-Founding Board Member, South Florida Chapter (Jan 2017 – Dec 2018)
- 2015 (Sept) – 2020 (Dec) ■ Treasurer & Executive Board, Florida Chapter, American College of Physicians, Jacksonville, FL
- 2015 (Jan) – present ■ **Officer/Board of Directors, Disaster Accountability Project**, Washington, DC

GOVERNMENT COMMITTEE MEMBERSHIPS

- 2023 (Feb) – present ■ **Member, Health Information Exchange Coordinating Committee (HIECC), State Consumer Health Information & Policy (SCHIP) Advisory Council, Agency for Health Care Administration (AHCA), State of Florida**, Tallahassee, FL

RESEARCH EXPERIENCE

1997 (Aug) – 1998 (May) ■ Virginia Commonwealth University, Medical College of Virginia Hospitals, *Massey Cancer Center*, Richmond, VA

Mentor: *Harry D. Bear, MD, PhD* of Division of Surgical Oncology

- “Response of Bryostatins/Ionomycin-activated T-cells from Breast Cancer Patients to HER-2/neu-derived Epitopes Presented by Class I”

1993 (Sept) – 1994 (June) ■ Georgetown University Medical Center, *Vincent T. Lombardi Center for Cancer Research*, Washington, DC

Mentor: *James A. Zwiebel, MD* of Division of Hematology/Oncology (now at NIH-NCI)

- “The Effect of Temperature on the Transductional Efficiency of Retroviral Vectors”

SELECTED RESEARCH AND CLINICAL AWARDS

- 2021 Physician Hero in Medicine, Palm Beach County Medical Society, 05 April 2021, West Palm Beach, FL (nominated by State Senator Lori Berman). Presented 20 May 2021.
- Volunteerism Award, Florida Chapter, American College of Physicians, 21 Sept 2019, Ft Lauderdale, FL
- Internist of the Year, Florida Chapter, American College of Physicians, 10 Sept 2016, Key Largo, FL

- 2nd place, Christiana Care Health System Medical-Dental Staff Research Competition, 24 May 2007, Winterthur, DE
- 2nd place out of 68 posters, Clinical Vignettes, American Medical Association-Resident Fellow Section Poster Symposium, I-06 Meeting, 10 Nov 2006, Las Vegas, NV
- Presentation, Virginia Academy of Science, Fairfax, VA (May 1998)
- National Semifinalist, Westinghouse (Intel) Science Talent Search, Washington, DC (Feb 1994)
- 3rd in region, Austin T. Brown Technical Writing, Washington, DC (Spring 1994)

SELECTED PRESENTATIONS

- American College of Physicians, Florida Chapter, Annual Scientific Meeting, Tampa, FL
 - 28 Oct 2023 – Panel Presentation to General Membership (Students, Residents, Members, Fellows, Masters) – *Social Media Practices in Medicine* (CME and MOC)
 - 28 Oct 2023 – Panel Presentation to Students and Residents on *Locum Tenens Hospitalist Practice*
- HealthTap Medical Group. “Counseling Patients on Diet and Lifestyle Modifications” Via Zoom. 26 June 2022. <https://healthtap.wistia.com/medias/7kn9gcnit>
- Forensic Expert Witness Association – Annual National Meeting. “Top Expert Witness Tips.” Via Zoom. 13 June 2022.
- Southeast Cluster Unitarian Universalist Congregations. “Health Impacts of Sugar Cane Burning in Florida.” Via Zoom. 30 April 2022.
- Service Employees International Union 1199. “Health Impacts of the Climate Emergency in Florida”. Via Zoom. 25 Feb 2022.
- Sierra Club – Loxahatchee Chapter & League of Women Voters. “Environmental Pollutants & Human Health”. Via Zoom. 24 Feb 2022.
- Climate Reality Project Boca Raton Chapter. “Climate Change, Health, and Equity.” Via Zoom. 08 April 2021.
- Mensa Palm Beach Chapter. “COVID Update”. Via Zoom. 06 March 2021.
- Rocky Vista University College of Osteopathic Medicine, Parker, CO. Resident Morning Report. “Lifestyle Medicine Introduction and Basics”. Via Zoom. 01 Feb 2021.
- American College of Lifestyle Medicine, Lifestyle Medicine 2020, Virtual (COVID-19). “Lifestyle Medicine in Telehealth”. 24 Oct 2020. CME presentation to international audience of physicians, nurses, dietitians, researchers, industry leaders.

- Gratitude Spaces. “Healthy Wealthy Wise” Panel Presentation. Virtual (Zoom – 25 attendees). 09 April 2020. On Food Choices, Exercise, Ergonomics, Stress, Connection in the COVID-19 era.
- Gratitude Training, LLC. “Food Trumps Medicine: A Real Solution to the Healthcare Crisis”. West Palm Beach, FL. 01 March 2020. TEDMED-like presentation/video-recorded.
- Florida Physicians for Social Responsibility, Florida International University Chapter. “Fracking and human health.” Florida International University Wertheim College of Medicine, Miami, FL. 01 March 2019. Panel presentation to medical students.
- Food & Water Watch. “What the Frack: Clean Water from a Health Perspective.” Miami-Dade College Hialeah Campus, Hialeah, FL. 27 Feb 2019. Panel presentation to Miami-Dade College students.
- Florida International University Wertheim College of Medicine, Internal Medicine Interest Group. Telemedicine. 24 Jan 2019. Presentation on telemedicine to medical students.
- Russian Medical Federation. “Self-Regulation in Medicine: The United States of America Perspective.” Chamber of Commerce & Industry, Moscow, Russia. 29 Nov 2018.
- American College of Physicians, Florida Chapter, Annual Scientific Meeting, Tampa, FL
 - 07 Sept 2018 – Presentation to General Membership (Students, Residents, Members, Fellows, Masters) – *Update in Hospital Medicine* (CME and MOC)
 - 08 Sept 2018 - Presentation to Students and Residents on *Locum Tenens Hospitalist Practice*
 - 09 Sept 2018 – Presentation to Members on *Advancing to Fellowship in ACP*
- American College of Physicians, Florida Chapter, Annual Scientific Meeting, Palm Beach Gardens, FL
 - 08 Dec 2017 – Presentation to General Membership (Students, Residents, Members, Fellows, Masters) – *Update in Hospital Medicine for the Florida Internist*. (CME and MOC)
 - 09 Dec 2017 - Presentation to Students and Residents on *Locum Tenens Hospitalist Practice*
 - 10 Dec 2017 – Presentation to Members on *Advancing to Fellowship in ACP*.
- American College of Physicians, Florida Chapter, Annual Scientific Meeting, Key Largo, FL
 - 09 Sept 2016 – Presentation to General Membership (Students, Associates, Members, Fellows, Masters) – *Update in Hospital Medicine for the Florida Internist*. (CME and MOC)
 - 10 Sept 2016 – Presentation to Members on *Advancing to Fellowship in ACP*.
- American College of Physicians, Internal Medicine 2016 Meeting – Presentation to National Membership, Students, and Associates on *Career Crossroads: Choosing Your Path*. (CME). In Washington, DC on 06 May 2016.

- American College of Physicians, Florida Chapter, Annual Scientific Meeting, Tampa, FL
 - 12 Sept 2015 – Presentation to Students and Associates on *Locum Tenens Hospitalist Practice: The Travel Side of Medicine*.
 - 13 Sept 2015 – Presentation to Members on *Advancing to Fellowship in ACP*.
- American College of Physicians, Florida Chapter, Annual Scientific Meeting, Ft Lauderdale, FL
 - 22 Aug 2014 – Presentation to General Membership (Students, Associates, Members, Fellows, Masters) – *Hospital Readmission Reduction Strategies*. (CME)
 - 23 Aug 2014 – Presentation to Students and Associates on Job Search, Interviewing, Contracts, Insurance, Locum Tenens option.
 - 24 Aug 2014 – Presentation to Members on *Advancing to Fellowship in ACP*.
- American College of Physicians, Florida Chapter, Annual Meeting – Presentation to General Membership (Students, Associates, Members, Fellows, Masters) on Hospitalist Medicine, specifically Locum Tenens practice. In St Pete Beach, FL on 6 Oct 2013.
- Christiana Care Health System, 28 March 2007. ACT Project – Performance Improvement Pilot Plan: Reducing 1B [MRSA] Isolation Codes at Wilmington Hospital. Presented to senior executive staff of health system. [A Process Improvement PDSA Project]
- American College of Physicians, Delaware Chapter, Scientific Sessions Associate Poster Competition: Acquired factor VIII inhibitor treated with rituximab in an HIV+, HCV+ patient after urologic surgery. Bansal, A.K, J. Kaufmann, P.M. Blatt. Presented in Newark, DE on 24 Feb 2007.
- American Medical Association, Resident & Fellow Section. Poster Presentation: Acquired factor VIII inhibitor treated with rituximab in an HIV+, HCV+ patient after urologic surgery. Bansal, A.K, J. Kaufmann, P.M. Blatt. Presented at Interim-06 National AMA Meeting in Las Vegas, NV on 10 Nov 2006.
- Clinical Conference to Gastroenterology Fellows, Cooper University Hospital, Camden, NJ (Gastroenterology Rotation), 15 July 2005. Case Presentation and Literature to Date on: Gastro-intestinal Stromal Tumor.

CME/MOC AUTHORSHIP/DEVELOPMENT

- Salam, Tabassum, C. Aakre, **A. Bansal**, J. Barmeche, L. Bruneau, D. Pandita, C. Pirtle, Y. Solad. Telemedicine: A Practical Guide for Incorporation into your Practice. American College of Physicians. Enduring Material. Web. Published 19 March 2020. AMA Category 1 Continuing Medical Education (CME): 2. American Board of Internal Medicine Maintenance of Certification (ABIM-MOC) Points: 2. <https://www.acponline.org/cme-moc/online-learning-center/telemedicine-a-practical-guide-for-incorporation-into-your-practice>

PEER-REVIEWED PUBLICATIONS

- Erika M. Veidis, Samuel S. Myers, Amalia A. Almada, Christopher D. Golden, on behalf of the Clinicians for Planetary Health Working Group. A call for clinicians to act on planetary health. *The Lancet*. 19 April 2019 (online). [http://dx.doi.org/10.1016/S0140-6736\(19\)30846-3](http://dx.doi.org/10.1016/S0140-6736(19)30846-3). Appendix 19-01638 (listed member of the Group).
- Sara B. Stone, Samuel S. Myers, Christopher D. Golden, the Planetary Health Education Brainstorm Group. Cross-cutting principles for planetary health education. *Lancet Planetary Health*. May 2018 (2): 192-193, appendix (listed member of the Group), [https://doi.org/10.1016/S2542-5196\(18\)30022-6](https://doi.org/10.1016/S2542-5196(18)30022-6).
- Hyung J. Cho, Charlie M. Wray, Samantha Maione, Fima Macharet, **Ankush Bansal**, Mary E. Lacy, Surafel Tsega. Right Care in Hospital Medicine: Co-creation of Ten Opportunities in Overuse and Underuse for Improving Value in Hospital Medicine. *Journal of General Internal Medicine*. 2018. <https://doi.org/10.1007/s11606-018-4371-4>.
- Bansal, Ankush K. & Harry D. Bear. Summer 1998. Response of bryostatin/ionomycin-activated T-cells from breast cancer patients to HER-2/neu-derived epitopes presented by class I. *Virginia Journal of Science* 49(2): 91 abstract.

PRESS APPEARANCES AND PUBLICATIONS

- 27 Jan 2023. Interview. COVID-19 Kraken variant. NBC News Radio. Recorded. Streamed live via iHeartRadio.com network.
- 16 Jul 2022. Interview. Climate change and health care. National Public Radio (NPR), Jacksonville. Recorded. Posted Online. <https://news.wjct.org/show/whats-health-got-to-do-with-it/2022-07-16/climate-change-and-health-care>
- 29 Jan 2022. Interview. COVID – BA.2 Variant. Spectrum News, Orlando. Posted Online.
- 28 Dec 2021. Interview. COVID – Omicron Variant. Spectrum News, Orlando. Posted Online.
- 10 Dec 2021. Interview. Vaccination. NBC Tampa.
- 22 Nov 2021. Interview. Europe Locking Down Again for COVID-19: Why That Probably Won't Happen in the United States. Healthline.com. Online. <https://www.healthline.com/health-news/europe-locking-down-again-for-covid-19-why-that-probably-wont-happen-in-the-united-states>
- 27 Oct 2021. Interview. Climate change also is a health care problem. The Florida Sun-Sentinel. Print. Opinion Section.
- 25 Oct 2021. Interview. Ankush Bansal: The warming climate can make you sick and the healthcare industry needs to do a better job treating the threat. The Invading Sea. Online. <https://www.theinvadingsea.com/2021/10/25/ankush-bansal-the-warming-climate-can-make-you-sick-and-the-healthcare-industry-needs-to-do-a-better-job-treating-the-threat/>

- 14 Oct 2021. Burning sugarcane causes worst smoke days | Commentary. The Palm Beach Post. Online. <https://www.palmbeachpost.com/story/opinion/2021/10/14/florida-sugarcane-burning-harmful-and-unnecessary-commentary/8425447002/>
- 14 Sept 2021. Interview. Big Task, Small Budget Awaits Health Agency's New Climate Office. Bloomberg Law. Online. <https://news.bloomberglaw.com/environment-and-energy/big-task-small-budget-awaits-health-agencys-new-climate-office>
- 21 July 2021. It is #TooHot - Time to #ActOnClimate. Florida Clinicians for Climate Action. Vimeo. <https://vimeo.com/577641460>
- 25 Oct 2020. Press Interview with Keven Kennedy of Press News Service. Climate Action Campaign.
- 06 Oct 2020. Live Interview on COVID-19 and President Donald J. Trump. WPTV-TV 9:00 AM News. West Palm Beach, FL
- 23 July 2019. Interview. Florida should prepare for months of 105 heat index temperatures. The Invading Sea. Online. <https://www.theinvadingsea.com/2019/07/23/florida-should-prepare-for-months-of-105-heat-index-temperatures/>
- 17 July 2019. The climate crisis harms our health as well as the environment and must be the primary focus of the 2020 presidential race. The Invading Sea. Online. <https://www.theinvadingsea.com/2019/07/17/the-climate-crisis-harms-our-health-as-well-as-the-environment-and-must-be-the-primary-focus-of-the-2020-presidential-race/>
- 03 May 2019. Point of View: Plastic Straw Substitutes Better for Florida's Tourism and Environment. Palm Beach Post. Online. <https://www.palmbeachpost.com/opinion/20190503/point-of-view-plastic-straw-substitutes-better-for-floridas-tourism-and-environment>
- WPTV-TV. NBC Affiliate. West Palm Beach, FL. 20 March 2019. "Protecting Paradise: Climate Change and Health Now in South Florida." Filmed at Carlin Park, Jupiter, FL. Aired 03 April 2019. Reporter: Amy Lipman.
- Bansal, Ankush K, Mary Lacy, and Surafel Tsega. The Patient Experience and Use of Telemetry Monitoring (Letter to the Editor). Oct 2018. *JAMA Internal Medicine* 178 (10): 1430.
- Ankush K. Bansal and Ali Chaudhry. 05 Sept 2018. The ABCs: An Insider's Guide to Locum Tenens. Amazon.com Kindle version. 55 pages.
- 30 May 2018. A Medical Case for a Whole Food, Plant-Based Diet. Online. Medium.com. <https://opmed.doximity.com/a-medical-case-for-a-whole-food-plant-based-diet-c91580875463>
- 23 Aug 2017. Point of View: If We Want Good Health Care, First Need Better Health. The Palm Beach Post. Online. <http://www.palmbeachpost.com/news/opinion/point-view-want-good-health-care-first-need-better-health/MGEDUxQgRsuVbKyMNSs0DN/>
- 13 June 2017. Point of View: A Doctor's Prescription for Climate Change. The Palm Beach Post. Online. <http://www.palmbeachpost.com/news/opinion/point-view-doctor-prescription-for-climate-change/TOukFYM8mDBTqNrwFdA1BO/>

- Rabinowitz, Ed. 09 Feb 2015. "Virtual Patients Enable Physicians to Expand Their Practice." *Physician's Money Digest*. Interviewed 05 January 2015.
- Jan 2015. Quoted in Health Tap App Rx Top Health & Medical Apps for iOS and Android – Annual Report [2014]. Page 3. Mentioned in VentureBeat, Men's Fitness, Self, and PC Magazine.
- 22 Oct 2014. "Health Tap Launches Nationwide Digital Health Marketplace, Providing 24/7 Fast, Affordable Access to Your Doctor and Doctors in 105 Specialties." *Business Wire*. Online. <https://www.businesswire.com/news/home/20141022005299/en/HealthTap-Launches-Nationwide-Digital-Health-Marketplace-Providing>
- Galewitz, Phil. 06 May 2012. "Virtual doctors visits catch on with insurers, employers." *USA Today* and *Kaiser Health News*. Web Video Interview. <https://khn.org/news/telemedicine-050412/> <https://www.youtube.com/watch?v=jCUG0G4ZFsc>

CLINICAL CERTIFICATIONS (CURRENT)

- Advanced Cardiac Life Support (ACLS), American Heart Association [AHA] course (2002 – 2024)
- Basic Life Support (BLS) for Health Care Providers, AHA Course (2002 – 2024)
- Board Certification, Internal Medicine, American Board of Internal Medicine (2009 – 2019, recertification 2019-2029)
- Maintenance of Certification – active, current – ABIM, ABLM
- Board Certification, Internal Medicine, National Board of Physicians & Surgeons (2017 – 2019, MOC renewal 2019 – 2021, 2021-2023)
- Master (Certified) Clinical Hypnotherapist (M.Ht), American Board of Hypnotherapy, Australian Hypnotherapist Association, and British Association of Therapeutic Hypnotists (awarded 2011)
- Certified Disability Analyst and Fellow, American Board of Disability Analysts (FABDA) (awarded 2015; MOC renewal 2017 – 2021)
- American Medical Association, Physician's Recognition Award with Commendation (2009 – present)
- Board Certification, Lifestyle Medicine, American Board of Lifestyle Medicine & International Board of Lifestyle Medicine (2017 – 2020, recertification 2020-2030)
- Master Certified Forensic Litigation Consultant, Forensic Expert Witness Association (FEWA) (Certified 2017 – 2020, recertified 2020-2023) (Master 2021-2023)



Advisory Board/Committee Application

DATE:	11/13/2023	NAME:	Tammy Thomas
ADDRESS:	15340 Goldfinch Circle Westlake FL 33470		
PHONE:	9542977337	E-MAIL:	tamia16@gmail.com
What is the Board/Committee of your choice?		City Council Vacancy	
How long have you lived in the City of Westlake?		Since 2021	
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:		Doctoral Student	
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:			
Vita Nova, Gulfstream Goodwill Industries, NAMI-Broward, International relief efforts with Calvary Chapel Fort Lauderdale, currently Vice President of Community Service at LLU SPH			
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:			
An experienced public health administrator, former health insurance regulator, and public servant for the State of MA and NYC government. I have held various leadership roles within the health and human service and non-profit sectors. Dedicated to community and creating equitable and accessible communities for all. I am currently pursuing my doctorate degree in Public Health (DrPH) from LLU. Recently appointed VP of Community Service at SPH LLU.			

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.

From: [Tammy Thomas](#)
To: [Zoie Burgess](#)
Subject: Re: [General Information] NOTICE OF VACANCY – CITY COUNCIL
Date: Friday, November 17, 2023 5:36:42 PM
Attachments: [image003.png](#)
[State of Florida Voter Lookup_Voter Detail.pdf](#)
[advisory_board_application_Tammy C. Thomas.pdf](#)
[Copy of Drivers Lic_TammyThomas.heic](#)

November 17, 2023

City of Westlake
4001 Seminole Pratt Whitney Road
Westlake, FL 33470

Dear Office of the City Clerk,

I hope this letter finds you well.

I am writing to express interest in the vacant city council position that I recently came to learn of and wish to be considered to fill the vacancy of Seat 1, expiring March 2024.

I am eager to expand upon my qualifications and eligibility for this role. I firmly believe I would qualify as a strong candidate due to my vast experience, education, and most importantly my personal commitment to public service and community. I have over 15+ years of experience as a public health administrator, state regulator, and various other leadership and public servant roles in the public and/or non-profit sector.

I was previously employed as the Director of Strategic Payer Initiatives at the New York City Department of Health and Mental Hygiene (NYC DOHMH) and most recently as a Graduate Teaching Assistant (doctorate program) at Loma Linda University's School of Public Health. I strongly believe my experiences as well as my personal motivators have prepared me for the rigors of this position.

During my tenure in public health administration, I have demonstrated a history of applying a health equity lens to program development and management. I am skilled in the areas of non-profit leadership, project management, program planning, capacity building, community health and promotion, needs assessments, program development, public policy, strategic planning, social research, overseeing all aspects of grant-funded programs, and much more.

Lastly, I am currently pursuing my terminal degree (DrPH) in Public Health with a focus on health education and promotion.

I have included a copy of my resume and other documentation further detailing my qualifications and skills. I would be so grateful for the opportunity to elaborate on my experience and relevance to this position and potentially work with your team and administration. Stay well, I look forward to hopefully speaking soon.

Best Regards,

Tammy C. Thomas, DrPH(s), MPH, BA
Email: Tamia16@gmail.com
Phone: (954) 297-7337

Best Regards,

Tammy C. Thomas, MPH
Doctor of Public Health (DrPH) Student
LOMA LINDA UNIVERSITY | School of Public Health
E: TCThomas@students.llu.edu
M: (954) 297-7337



On Thu, Nov 9, 2023 at 12:50 PM City of Westlake Florida <westlake-fl@municodeweb.com> wrote:

NOTICE OF VACANCY – CITY COUNCIL

NOTICE IS HEREBY GIVEN that a vacancy exists as of November 8, 2023, with the City of Westlake City Council. The City Charter requires that where a vacancy occurs in the office of any councilmember and the remaining term is less than 2 years and 81 days, the remaining councilmembers shall within 30 days following the occurrence of the vacancy appoint, by majority vote, a person to fill the remainder of the unexpired term.

The City hereby notifies all those interested persons who wish to be considered and are qualified to fill the vacancy of Seat 1, expiring March 2024, to submit the following information to the City Clerk, by email at zburgess@westlakegov.com, **no later than Monday, November 27, 2023 at 4:00 PM**. No late submissions will be considered.

To be considered eligible for appointment, the person must be a qualified elector (registered voter) and a resident residing in the City of Westlake boundaries for at least one (1) year prior to the vacancy (November 8, 2023). To verify eligibility, please present:

1. A copy of a valid government issued photo identification card
2. A copy of a current voter registration card
3. An Application (This form is available online at www.westlakegov.com or <https://www.westlakegov.com/bc/page/advisorycommittee-board-application>. You may also request this form in person, by email or by phone by contacting the Office of the City Clerk.

In addition to the documents numbered 1 through 3, please submit a letter of interest or a resume expressing your interest and the reasons why you should be selected for appointment.

The City Council will consider appointing a qualified nominee to fill the vacancy at its regular City Council meeting, Tuesday, December 5, 2023, at 6:00 PM.

If you have any questions, or need assistance, please contact the City Clerk's Office by email at zburgess@westlakegov.com, or by telephone at (561) 530-5880.

Zoie Burgess, CMC

City Clerk, City of Westlake

Posted: November 09, 2023

[Unsubscribe](#)

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CITY OF WESTLAKE

RESOLUTION NO. 2023-34

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, APPOINTING _____ AS A CITY COUNCIL MEMBER (SEAT 1) OF THE CITY OF WESTLAKE TO FILL THE UNEXPIRED TERM OF A COUNCIL MEMBER WHO TENDERED THEIR RESIGNATION EFFECTIVE NOVEMBER 8, 2023; PROVIDING THAT THE INDIVIDUAL APPOINTED TO THE COUNCIL SHALL SERVE UNTIL THE CITY COUNCIL MEMBER ELECTED AT THE NEXT REGULARLY SCHEDULED CITY ELECTION, DETERMINED BY THE CITY COUNCIL TO BE ON MARCH 2024, IS SWORN INTO OFFICE; PROVIDING FOR CONFLICTS, PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a Council Member tendered their resignation effective November 8th, 2023;

WHEREAS, the Section 8(G)(4)(b) of the City's Charter, requires that the remaining councilmembers shall, within thirty (30) days following the occurrence of a vacancy, by majority vote, appoint a person to fill the vacancy for the remainder of the unexpired term;

WHEREAS, the City Council deems it to be in the best interests of the City of Westlake to appoint a member to service on the Council to fill the unexpired term of the Council Member.

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

SECTION 1. The foregoing "WHEREAS" clauses are 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 _____ to the City Council (Seat 1) to fill the unexpired term of a Council Member who resigned and shall serve until the City Council Member elected at the next regularly scheduled City election, determined by the City Council to be March 2024, is sworn into office by the City Clerk.

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

1 applications of this Resolution.

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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 ____ 2023.

City of Westlake
JohnPaul O'Connor, Mayor

Zoie Burgess, City Clerk

File Attachments for Item:

C. ARPA Subrecipient Agreement between the City of Westlake and Seminole Improvement District for ARPA Funds to Be Used for Storm Water Infrastructure

Submitted By: Administration

RESOLUTION 2023-31

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, APPROVING AND AUTHORIZING THE MAYOR OR VICE MAYOR TO EXECUTE THE ARPA SUBRECIPIENT AGREEMENT BETWEEN THE CITY OF WESTLAKE, FLORIDA AND SEMINOLE IMPROVEMENT DISTRICT FOR AMERICAN RESCUE PLAN ACT ("ARPA") FUNDS TO BE USED FOR STORMWATER INFRASTRUCTURE; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



Meeting Agenda Item Coversheet

MEETING DATE:		12/05/2023		Submitted By: Administration	
SUBJECT: <i>This will be the name of the Item as it will appear on the Agenda</i>		ARPA Subrecipient Agreement between the City of Westlake and Seminole Improvement District for ARPA Funds to Be Used for Storm Water Infrastructure			
STAFF RECOMMENDATION: (MOTION READY)		Approve the ARPA Subrecipient Agreement between the City of Westlake and Seminole Improvement District for ARPA Funds to Be Used for Storm Water Infrastructure			
SUMMARY and/or JUSTIFICATION:		<p>The City is in receipt of funds tendered to the City under the terms of the American Rescue Plan Act of 2021. In 2021, the United States Department of the Treasury published guidelines that outlined how Local Fiscal Recovery Funds are to be disseminated to local governments. The City has received funds and it intends to provide the funds to the Seminole Improvement District for the construction of storm water infrastructure. The attached Agreement to be entered into between the City of Westlake and the Seminole Improvement District is intended to set forth the procedure whereby the funds received by the City shall be transferred to the Seminole Improvement District so that it can undertake improvements to the storm water system and the master drainage system for the approximately 74-acre property located at the Northwest corner of Seminole Pratt Whitney Road and West Sycamore Street ("site") in order to prepare the site for the development of a City park to serve the City residents ("Project") in conformance with the Scope of Services as identified in the ARPA Subrecipient Agreement. Funds may not be used to pay interest or principal on other outstanding debt.</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>					
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> <u>Please keep text indented.</u>		RESOLUTION 2023-31 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, APPROVING AND AUTHORIZING THE MAYOR OR VICE MAYOR TO EXECUTE THE ARPA SUBRECIPIENT AGREEMENT BETWEEN THE CITY OF WESTLAKE, FLORIDA AND SEMINOLE IMPROVEMENT DISTRICT FOR AMERICAN RESCUE PLAN ACT ("ARPA") FUNDS TO BE USED FOR STORMWATER			

INFRASTRUCTURE; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.		
FISCAL IMPACT <i>(if any)</i> :		\$

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CITY OF WESTLAKE

RESOLUTION NO. 2023-31

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, APPROVING AND AUTHORIZING THE MAYOR OR VICE MAYOR TO EXECUTE THE ARPA SUBRECIPIENT AGREEMENT BETWEEN THE CITY OF WESTLAKE, FLORIDA AND SEMINOLE IMPROVEMENT DISTRICT FOR AMERICAN RESCUE PLAN ACT ("ARPA") FUNDS TO BE USED FOR STORMWATER INFRASTRUCTURE; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council deems it to be in the best interests of the City to approve and authorize the Mayor or Vice Mayor to execute the ARPA Subrecipient Agreement between the City of Westlake, Florida and Seminole Improvement District for American Rescue Plan Act ("ARPA") Funds to be used for Stormwater Infrastructure;

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 approves and authorizes the Mayor or Vice Mayor to execute the ARPA Subrecipient Agreement between the City of Westlake, Florida and Seminole Improvement District for American Rescue Plan Act ("ARPA") Funds to be used for Stormwater Infrastructure. A copy of the Agreement is attached hereto as Exhibit "A".

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 5th day of December 2023.

City of Westlake
JohnPaul O'Connor, Mayor

Zoie Burgess, CMC City Clerk

ARPA SUBRECIPIENT AGREEMENT

Between
The CITY OF WESTLAKE, FLORIDA
And
SEMINOLE IMPROVEMENT DISTRICT
FOR AMERICAN RESCUE PLAN ACT (“ARPA”) FUNDS TO BE USED FOR STORMWATER
INFRASTRUCTURE

THIS AGREEMENT is made between the CITY OF WESTLAKE, FLORIDA (hereinafter “CITY”), and SEMINOLE IMPROVEMENT DISTRICT (hereinafter “SUBRECIPIENT”).

WHEREAS, on March 11, 2021, President Joseph R. Biden signed into law the American Rescue Plan Act of 2021 (hereinafter “ARPA”); and

WHEREAS, on May 10, 2021, the United States Department of the Treasury (hereinafter “US TREASURY”) published guidance regarding the allowable usage of the Coronavirus State and Local Fiscal Recovery Funds (hereinafter “SLFRF”) to be disseminated to local governments in accordance with the ARPA; and

WHEREAS, the CITY intends to allocate its funds to the SUBRECIPIENT for the construction of storm water infrastructure in accordance with all federal, state, and local guidelines regarding the usage of SLFRF funds; and

WHEREAS, under ARPA, the CITY may transfer funds to a special-purpose unit of local government for the purpose of meeting ARPA’s goals for the construction of storm water infrastructure; and

WHEREAS, during its City Council meeting on _____, the City Council (hereinafter “Council”) approved the request from the SUBRECIPIENT subject to all federal, state, and local guidelines regarding the usage of the funds, including any contractual guidelines set forth by the Council, as well as any audit requirements established by the Florida Auditor General’s Office; and

WHEREAS, the CITY and SUBRECIPIENT desire to enter into this Agreement.

NOW, THEREFORE, in consideration of the foregoing recitals which are incorporated herein by reference, and the terms and conditions set forth below, the parties agree as follows:

1. EFFECTIVE DATE AND TERM

This Agreement shall commence upon execution by all parties (“Commencement Date”) and remain in effect one (1) year subsequent to the Commencement Date, unless sooner terminated by the CITY in accordance with the terms herein.

2. GRAND TOTAL SLFRF FUNDS TO BE DISSEMINATED TO SUBRECIPIENT

The grand total award of ARPA funds to be disseminated by the CITY to the SUBRECIPIENT as part of this Agreement shall not exceed \$750,000.00.

3. LIMITATIONS REGARDING THE USE OF SLFRF FUNDS

The SUBRECIPIENT shall ensure that all expenditures utilizing SLFRF funds received in accordance with this Agreement shall be limited to only those eligible expenses as outlined under the guidelines of ARPA for the construction of storm water infrastructure and in accordance with all applicable law and the US TREASURY FAQs. Pursuant to 31 CFR §35.6, the SUBRECIPIENT may use funds to cover eligible costs incurred on behalf of the City to make the necessary improvements to the stormwater system and the master drainage system for the approximately 74-acre property located at the Northwest corner of Seminole Pratt Whitney Road and West Sycamore Street (“site”) in order to prepare the site for the development of a City park to serve the City residents (“Project”) in conformance with the attached Scope of Services, as set forth in Exhibit “A” attached hereto. Funds may not be used to pay interest or principal on other outstanding debt.

4. REPORTING REQUIREMENTS TO ENSURE COMPLIANCE WITH ARPA

In order to ensure compliance with the existing ARPA guidelines set forth by the US TREASURY while also ensuring that all expenditures within the scope of this Agreement adhere to future guidelines that may be established by the US TREASURY during the term of this Agreement, the SUBRECIPIENT, when requesting reimbursement for eligible ARPA expenditures, shall provide to the CITY a comprehensive and detailed list of all such expenditures on an itemized invoice, and shall also provide any backup documentation to support such expenditures. Said invoice must include a statement, signed by the SUBRECIPIENT, indicating that all expenditures therein comport with the guidelines of the ARPA as set forth by the US TREASURY. Reimbursement requests shall be submitted to the CITY no more than once per month. No reimbursement requests may be submitted to the CITY later 400 days subsequent to the Commencement Date. If any such future guidelines somehow prohibit SUBRECIPIENT’s intended use of funds, then the parties will use reasonable good faith efforts to make sure the funds are used in accordance with such guidelines.

5. TIMELINE REGARDING THE DISSEMINATION OF FUNDS TO SUBRECIPIENT

Upon receipt of the SUBRECIPIENT’s complete reimbursement request, the CITY shall disseminate funds for all eligible ARPA expenditures therein within twenty (20) calendar days of receipt of said reimbursement request. The dissemination of SLFRF funds shall only occur after the CITY reviews the SUBRECIPIENT’s reimbursement request to ensure that all expenditures detailed therein qualify for reimbursement in accordance with all published federal, state, and local guidance regarding the use of SLFRF funds as specified in the ARPA. CITY must notify SUBRECIPIENT within ten (10) days of if it does not approve the reimbursement request with directions how to cure (if any). All payments from the CITY to the SUBRECIPIENT are subject to all applicable federal, state, and local laws regarding the governance of CITY funds within the ARPA.

6. EVOLUTION OF ARPA GUIDANCE FROM THE US TREASURY

The CITY may request additional information from the SUBRECIPIENT, as needed, to meet any additional guidelines regarding the use of the funds that may be established by the US TREASURY

during the term of this Agreement.

7. TERMINATION

The CITY may terminate this Agreement, for convenience or otherwise and for no consideration or damages, upon prior notice to the SUBRECIPIENT. Termination of the Agreement will not affect funding that has already occurred.

8. INDEPENDENT CONTRACTOR

Each party under the Agreement shall be for all purposes an independent Contractor. Nothing contained herein will be deemed to create an association, a partnership, a joint venture, or a relationship of principal and agent, or employer and employee between the parties. The SUBRECIPIENT shall not be, or be deemed to be, or act or purport to act, as an employee, agent, or representative of the CITY for any purpose.

9. HOLD HARMLESS AND INDEMNIFICATION

The SUBRECIPIENT agrees to defend, indemnify, and hold the CITY, its officers, officials, employees, agents, and volunteers harmless from and against any and all third party claims, injuries, actual out of pocket damages, losses or expenses, including without limitation personal injury, bodily injury, sickness, disease, or death, or damage to or destruction of property, which are alleged or proven to be caused in whole or in part by an act or omission of the SUBRECIPIENT, its officers, directors, employees, and/or agents relating to the SUBRECIPIENT's performance or failure to perform under this Agreement, unless such claim, injury, damages, losses or expenses, resulted out of the CITY, its officers, officials, employees, agents, and volunteers own misconduct or negligence. The SUBRECIPIENT shall be entitled to prior notice and an opportunity to defend any indemnifiable third party claim. This section shall survive the expiration or termination of this Agreement.

10. COMPLIANCE WITH LAWS AND GUIDELINES

The SUBRECIPIENT shall at all times comply with all applicable federal, state, and local laws and all requirements and published guidance set forth regarding the usage of any and all monies appropriated under the ARPA. The SUBRECIPIENT agrees to execute any further documents necessary for this Agreement and the transfer of funds, as provided herein, to comply with any federal, state, and local laws or requirements under the ARPA.

11. MAINTENANCE AND AUDIT OF RECORDS

The SUBRECIPIENT shall maintain records, books, documents, and other materials relevant to its performance under this Agreement. These records shall be subject to inspection, review, and audit by the CITY or its designees, and the US TREASURY for seven (7) years following termination of this Agreement. If it is determined during the course of the audit that the SUBRECIPIENT was reimbursed for unallowable costs under this Agreement, the SUBRECIPIENT agrees to either promptly reimburse the CITY for such payments upon request or reallocate to funds to eligible costs as approved by City.

12. NOTICES

Any notices desired or required to be given hereunder shall be in writing, and shall be deemed received three (3) days after deposit with the US Postal Service (postage fully prepaid, certified mail, return receipt requested), and addressed to the party to which it is intended at its last known address, or to such person or address as either party shall designate to the other from time to time in writing forwarded in like manner:

SUBRECIPIENT Kenneth Cassel, District Manager
Seminole Improvement District
4001 Seminole Pratt Whitney Road
Westlake, Florida 33470
Telephone No. (561) 790-1742

Copy To: Robert Diffenderfer
Shareholder
Lewis, Longman & Walker, P.A.
360 South Rosemary Avenue, Suite 1100
West Palm Beach, Florida 33401
Email: rdiffenderfer@llw-law.com
Telephone No. 561.640.0820
Facsimile No. 561.640.8202

CITY Kenneth Cassel, City Manager
City of Westlake
4001 Seminole Pratt Whitney Road
Westlake, Florida 33470
Telephone No. (561) 790-1742

Copy To: Donald J. Doody, City Attorney
Goren, Cherof, Doody & Ezrol, P.A.
3099 East Commercial Boulevard, Suite 200
Fort Lauderdale, Florida 33308
Email: ddoody@gorencherof.com
Telephone No. (954) 771-4500
Facsimile No. (954) 771-4923

13. IMPROPER INFLUENCE

Each party warrants that it did not and will not employ, retain, or contract with any person or entity on a contingent compensation basis for the purpose of seeking, obtaining, maintaining, or extending this Agreement. Each party agrees, warrants, and represents that no gratuity whatsoever has been or will be offered or conferred with a view towards obtaining, maintaining, or extending this Agreement.

14. CONFLICT OF INTEREST

The elected and appointed officials and employees of the parties shall not have any personal interest, direct or indirect, which gives rise to a conflict of interest.

15. PUBLIC RECORDS

The CITY is a public agency subject to Chapter 119, Florida Statutes. SUBRECIPIENT shall comply with Florida's Public Records Law. Specifically, SUBRECIPIENT shall:

- A. Keep and maintain public records required by the CITY;
- B. Upon request from the CITY's custodian of public records, provide the CITY with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law;
- C. Ensure that public records that are exempt or that are confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and, following completion of the Agreement, SUBRECIPIENT shall destroy all copies of such confidential and exempt records remaining in its possession after SUBRECIPIENT transfers the records in its possession to the CITY; and
- D. Upon completion of the Agreement, SUBRECIPIENT shall transfer to the CITY, at no cost to the CITY, all public records in SUBRECIPIENT's possession. All records stored electronically by SUBRECIPIENT must be provided to the CITY, upon request from the CITY's custodian of public records, in a format that is compatible with the information technology systems of the CITY.

The failure of SUBRECIPIENT to comply with the provisions set forth in the Agreement shall constitute a Default and Breach of the Agreement, for which, the CITY may terminate the Agreement.

IF SUBRECIPIENT HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO SUBRECIPIENT'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THE AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT:

**CITY CLERK
4001 SEMINOLE PRATT WHITNEY ROAD
WESTLAKE, FL 33470
(561) 790-1742
zburgess@westlakegov.com**

16. TIME

Time is of the essence in this Agreement.

17. SURVIVAL

The provisions of this Agreement that by their sense and purpose should survive expiration or termination of the Agreement shall so survive. Those provisions include without limitation Indemnification and Maintenance and Audit of Records.

18. AMENDMENT

No amendment or modification to the Agreement shall be effective without prior written consent of the authorized representatives of the parties.

19. GOVERNING LAW; VENUE

The Agreement shall be governed in all respects by the laws of the State of Florida, both as to interpretation and performance, without regard to conflicts of law or choice of law provisions. Any action arising out of or in conjunction with the Agreement may be instituted and maintained only in a court of competent jurisdiction in Palm Beach County, Florida.

20. NON-WAIVER

No failure on the part of the CITY to exercise, and no delay in exercising, any right hereunder shall operate as a waiver thereof, nor shall any single or partial exercise by the CITY of any right hereunder preclude any other or further exercise thereof or the exercise of any other right. The remedies herein provided are cumulative and not exclusive of any remedy available to the CITY at law or in equity.

21. BINDING EFFECT

This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective successors.

22. ASSIGNMENT

The SUBRECIPIENT shall not assign or transfer any of its interests in or obligations under this Agreement without the prior written consent of the CITY.

23. ENTIRE AGREEMENT

This Agreement constitutes the entire agreement between the CITY and the SUBRECIPIENT for the use of funds received under this Agreement and it supersedes all prior or contemporaneous communications and proposals, whether electronic, oral, or written between the parties with respect to this Agreement.

24. NO THIRD-PARTY BENEFICIARIES

Nothing herein shall or be deemed to create or confer any right, action, or benefit in, to, or on the part of any person or entity that is not a party to this Agreement. This provision shall not limit any obligation which either party has to the US TREASURY in connection with the use of ARPA funds, including the obligations to provide access to records and cooperate with audits as provided in this Agreement.

25. CIVIL RIGHTS COMPLIANCE

SubRecipients of Federal financial assistance from the US TREASURY are required to meet legal requirements relating to nondiscrimination and nondiscriminatory use of Federal funds. Those requirements include ensuring that entities receiving Federal financial assistance from the US TREASURY do not deny benefits or services, or otherwise discriminate on the basis of race, color, national origin (including limited English proficiency), disability, age, or sex (including sexual orientation and gender identity), in accordance with the following authorities: Title VI of the Civil Rights Act of 1964 (Title VI) Public Law 88-352, 42 U.S.C. 2000d-1 et seq., and the Department's implementing regulations, 31 CFR part 22; Section 504 of the Rehabilitation Act of 1973 (Section

504), Public Law 93-112, as amended by Public Law 93-516, 29 U.S.C. 794; Title IX of the Education Amendments of 1972 (Title IX), 20 U.S.C. 1681 et seq., and the Department's implementing regulations, 31 CFR part 28 [Title IX of the Education Amendments is not applicable]; Age Discrimination Act of 1975, Public Law 94-135, 42 U.S.C. 6101 et seq., and the Department implementing regulations at 31 CFR part 23.

26. SEVERABILITY

In the event that one or more provisions of this Agreement shall be determined to be invalid by any court of competent jurisdiction or agency having jurisdiction thereof, the remainder of the Agreement shall remain in full force and effect and the invalid provisions shall be deemed deleted.

27. COUNTERPARTS

This Agreement may be executed in on or more counterparts, any of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

28. AUTHORIZATION

Each party signing below warrants to the other party, that they have the full power and authority to execute this Agreement on behalf of the party for whom they sign.

IN WITNESS WHEREOF, this Agreement is executed and shall become effective as of the last date signed below:

Dated this _____ day of _____, 2023.

SUBRECIPIENT:
SEMINOLE IMPROVEMENT DISTRICT

CITY:
CITY OF WESTLAKE

Scott Massey, President

John Paul O'Connor, Mayor

APPROVED AS TO FORM:

Office of the City Attorney

ATTEST:

City Clerk

EXHIBIT A
PLANS / SCOPE OF SERVICES

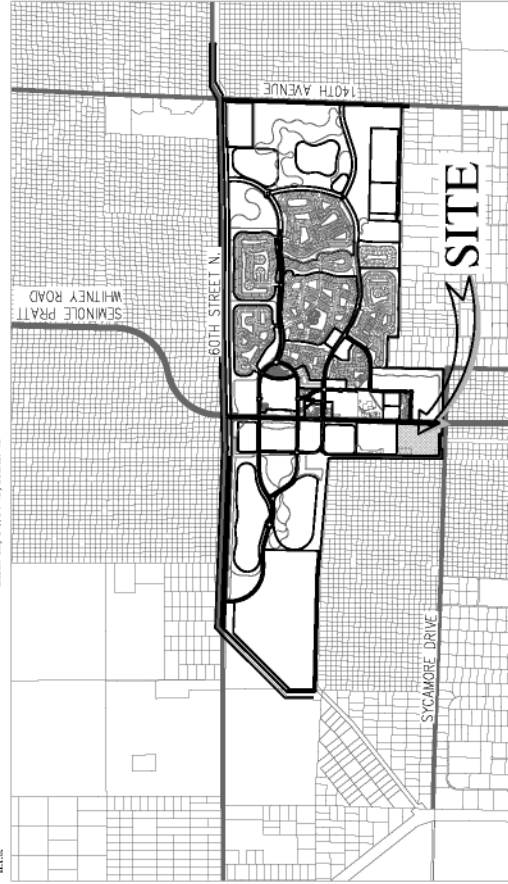
SEMINOLE IMPROVEMENT DISTRICT

Park Parcel C-4 Drainage Modifications

Westlake, Florida

LOCATION MAP

D.L.S.
SEC. 12, TWP. 43, RGE. 40



INDEX

01	Cover Page
02 - 03	Paving, Grading, & Drainage Plans
04 - 05	Paving, Grading, & Drainage Details
06	Pollution Prevention Plan

REVISIONS	DATE	BY

CAULFIELD & WHEELER, INC. CIVIL ENGINEERING - LAND PLANNING LANDSCAPE ARCHITECTURE - SURVEYING 7000 GLADES ROAD - SUITE 100 ROCK HAVEN, FLORIDA 3344 PHONE (561) 392-1991 / FAX (561) 750-1452	
---	--

SEMINOLE IMPROVEMENT DISTRICT / WESTLAKE PARK PARCEL C-4 COVER SHEET WESTLAKE, FLORIDA

DATE 09/06/2023 DRAWN BY RLT F.B. / P.C. 0000 SCALE N/A
--

RYAN D. WHEELER PROFESSIONAL ENGINEER EXPIRATION DATE 12/31/2024 STATE OF FLORIDA EXPIRATION DATE 12/31/2024
--

JOB # 8600 SHEET 01 OF 06 SHEETS

REVISIONS	DATE	BY

CAULFIELD & WHEELER, INC.
 CIVIL ENGINEERING - LAND PLANNING
 LANDSCAPE ARCHITECTURE - SITEWORK
 7000 GLENDALE ROAD - SUITE 100
 ROCK HAVEN, FL 32451-1522
 PHONE (904) 392-1991 / FAX (904) 750-1522

SEMINOLE IMPROVEMENT DISTRICT C-4
WESTLAKE PARK PARCEL C-4
PAVING, GRADING, & DRAINAGE DETAILS
 WESTLAKE, FLORIDA

DATE 09/06/2023	DRAWN BY RHT	SCALE N/A
DESIGNED BY RHT	DATE 09/06/2023	BY RHT

BY RHT	DATE 09/06/2023
PROJECT: DUNN	STATE OF FLORIDA
PROJECT NO. 2203	DATE 09/06/2023

JOB # 8500	03
SHEET	OF 08 SHEETS

STRUCTURE PIPE GROUTING DETAIL (1 of 2)

PIPE ENTERING SQUARE STRUCTURES (REFER TO LANE 1 WALLS) PROVIDE 12" OF CONCRETE AT THE POINT OF ENTRY INTO STRUCTURE. NO FLEET.

PIPE ENTERING SQUARE STRUCTURES AT 45 DEGREES AND PRESSURE OFF 20 PSI. PROVIDE 12" OF CONCRETE AT THE POINT OF ENTRY INTO STRUCTURE. NO FLEET.

PIPE ENTERING SQUARE STRUCTURES AT 90 DEGREES AND PRESSURE OFF 20 PSI. PROVIDE 12" OF CONCRETE AT THE POINT OF ENTRY INTO STRUCTURE. NO FLEET.

CAULFIELD & WHEELER, INC. CIVIL ENGINEERING - LAND PLANNING LANDSCAPE ARCHITECTURE - SITEWORK 7000 GLENDALE ROAD - SUITE 100 ROCK HAVEN, FL 32451-1522 PHONE (904) 392-1991 / FAX (904) 750-1522

STORM DRAIN PIPE MATERIALS

TO COMPLY WITH THE FOLLOWING STANDARDS

1. ROAD CROSS DRAIN PIPE
 - A. ACCEPTABLE TYPES: REINFORCED CONCRETE, GALVANIZED CORRUGATED METAL, CORRUGATED ALUMINUM, 18" DIA. ADRI-PIPE, OR OTHER FOOT APPROVED MATERIAL
 - B. MINIMUM SIZE: 18" DIA.
 - C. MINIMUM SIZE: 18" DIA.
 - D. MINIMUM SIZE: 18" DIA.
2. ROAD SIDE DRAIN PIPE
 - A. ACCEPTABLE TYPES: REINFORCED CONCRETE, GALVANIZED CORRUGATED METAL, CORRUGATED ALUMINUM, 18" DIA. ADRI-PIPE, OR OTHER FOOT APPROVED MATERIALS
 - B. MINIMUM SIZE: 18" DIA.
 - C. MINIMUM SIZE: 18" DIA.
 - D. MINIMUM SIZE: 18" DIA.
3. STORM SEWER PIPE
 - A. ACCEPTABLE TYPES: REINFORCED CONCRETE, GALVANIZED CORRUGATED METAL, CORRUGATED ALUMINUM, 18" DIA. ADRI-PIPE, OR OTHER FOOT APPROVED MATERIALS
 - B. MINIMUM SIZE: 18" DIA.
 - C. MINIMUM SIZE: 18" DIA.
 - D. MINIMUM SIZE: 18" DIA.
4. INLET OR MANHOLE REQUIRED AT EACH CHANGE OF MATERIAL OR GRADE

CAULFIELD & WHEELER, INC. CIVIL ENGINEERING - LAND PLANNING LANDSCAPE ARCHITECTURE - SITEWORK 7000 GLENDALE ROAD - SUITE 100 ROCK HAVEN, FL 32451-1522 PHONE (904) 392-1991 / FAX (904) 750-1522

TYPICAL LAKE SECTION

TYPICAL LAKE SECTION w/ BULKHEAD

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DROP INLET SEDIMENT FILTER DETAIL

NOTE: FILTER SHALL BE CONSTRUCTED TO BE USED FOR SMALL DRAINAGE AREAS LESS THAN 100,000 SQ. FT. OF DRAINAGE AREA. FILTER SHALL BE CONSTRUCTED TO BE USED FOR SMALL DRAINAGE AREAS LESS THAN 100,000 SQ. FT. OF DRAINAGE AREA.

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SILT FENCE AND EROSION CONTROL DETAIL

NOTE: SILT FENCE SHALL BE CONSTRUCTED TO BE USED FOR SMALL DRAINAGE AREAS LESS THAN 100,000 SQ. FT. OF DRAINAGE AREA. SILT FENCE SHALL BE CONSTRUCTED TO BE USED FOR SMALL DRAINAGE AREAS LESS THAN 100,000 SQ. FT. OF DRAINAGE AREA.

CAULFIELD & WHEELER, INC. CIVIL ENGINEERING - LAND PLANNING LANDSCAPE ARCHITECTURE - SITEWORK 7000 GLENDALE ROAD - SUITE 100 ROCK HAVEN, FL 32451-1522 PHONE (904) 392-1991 / FAX (904) 750-1522

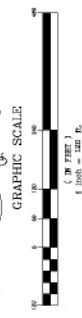
STORM SEWER MANHOLE DETAIL

NOTE: MANHOLE SHALL BE CONSTRUCTED TO BE USED FOR SMALL DRAINAGE AREAS LESS THAN 100,000 SQ. FT. OF DRAINAGE AREA. MANHOLE SHALL BE CONSTRUCTED TO BE USED FOR SMALL DRAINAGE AREAS LESS THAN 100,000 SQ. FT. OF DRAINAGE AREA.

CAULFIELD & WHEELER, INC. CIVIL ENGINEERING - LAND PLANNING LANDSCAPE ARCHITECTURE - SITEWORK 7000 GLENDALE ROAD - SUITE 100 ROCK HAVEN, FL 32451-1522 PHONE (904) 392-1991 / FAX (904) 750-1522

STRUCTURE PIPE GROUTING DETAIL (2 of 2)

CAULFIELD & WHEELER, INC. CIVIL ENGINEERING - LAND PLANNING LANDSCAPE ARCHITECTURE - SITEWORK 7000 GLENDALE ROAD - SUITE 100 ROCK HAVEN, FL 32451-1522 PHONE (904) 392-1991 / FAX (904) 750-1522



23. UPON TO COMPLETION OF ANY EXAMINATION, THE CONTRACTOR SHALL COMPLY WITH FLORIDA STATUTE 322.30(1) FOR PROVISION OF UNDERGROUND GAS PIPE LOCATIONS.
24. CONTRACTOR SHALL NOTIFY BIRMINGHAM CITY OF ANY DISCOVERY OF ANY KNOWN OR SUSPECTED OBSTRUCTIONS.
25. CONTRACTOR SHALL BE FINISHED GRADES. THE CONTRACTOR SHALL BE REQUIRED TO ADJUST EXISTING SANITARY SEWER MANHOLE TOPS AND WALKS TO CONFORM TO FINISHED GRADE.
26. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL EXISTING UNDERGROUND UTILITIES AT ALL TIMES. UNDERGROUND UTILITIES SHALL BE REQUIRED TO REMAIN AS LOCATED UNLESS OTHERWISE NOTED ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE PUBLIC IN THE WORK AREA. THE CONTRACTOR SHALL SUBMIT A DETAILED SAFETY MAINTENANCE PLAN FOR THE CONTRACTOR TO REVIEW.
27. EXISTING BASE MATERIAL THAT IS REMOVED DURING CONSTRUCTION SHALL NOT BE USED IN THE CONSTRUCTION OF NEW UNDERBASE BASE.
28. ALL VEHICLE, TRUCK, CONCRETE OR OTHER IMPAVABLE MATERIAL SHALL BE LEGALLY STOPPED AT OR SET IN AN AREA BEYOND THE CONSTRUCTION STOPPAGE.
29. CONTRACTOR SHALL MAINTAIN UNDERGROUND UTILITIES AND PROTECT THEM AS TRAFFIC SIGNAGE, BARRIERS AND FLAGGING SHALL BE NECESSARY TO GUARANTEE THE SAFETY OF THE PUBLIC.
30. ALL IMPROVED CEMENT DRIVE DRIVEWAYS SHALL BE LAYED IN 4" MINIMUM THICKNESS CEMENT.
31. ALL CEMENT LAYOUT TO BE REVIEWED BY THE COUNTY PERMIT TO FACILITY OF TRAIL WORKING.
32. CONCRETE (PAV) AND EXCESS MATERIAL REQUIRED FOR ROADWAY RECONSTRUCTION AND UTILITY INSTALLATIONS SHALL BE SUPPLIED AND/OR DISPOSED OF BY THE CONTRACTOR. EXCESS MATERIAL SHALL BE REMOVED FROM THE PROJECT AREA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF EXCESS MATERIAL FROM THE PROJECT AREA.
33. THE COUNTY OF WALKER AND SENIOR SERVICE TO TOWN OF UTILITY DISTRICTS SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THIS PROJECT. IF A BREAK IN UTILITY SERVICE OCCURS THROUGHOUT THE PROJECT, THE CONTRACTOR SHALL BE REQUIRED TO REPAIR THE UTILITY WITHIN 24 HOURS OF THE COUNTY DETERMINATION OF THE UTILITY SERVICE INTERRUPTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL UTILITY SERVICE.
34. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL UTILITY SERVICE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL UTILITY SERVICE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL UTILITY SERVICE.

[illegible]

File Attachments for Item:

A. Palm Beach County Fire Rescue Response Time Reports - October 2023



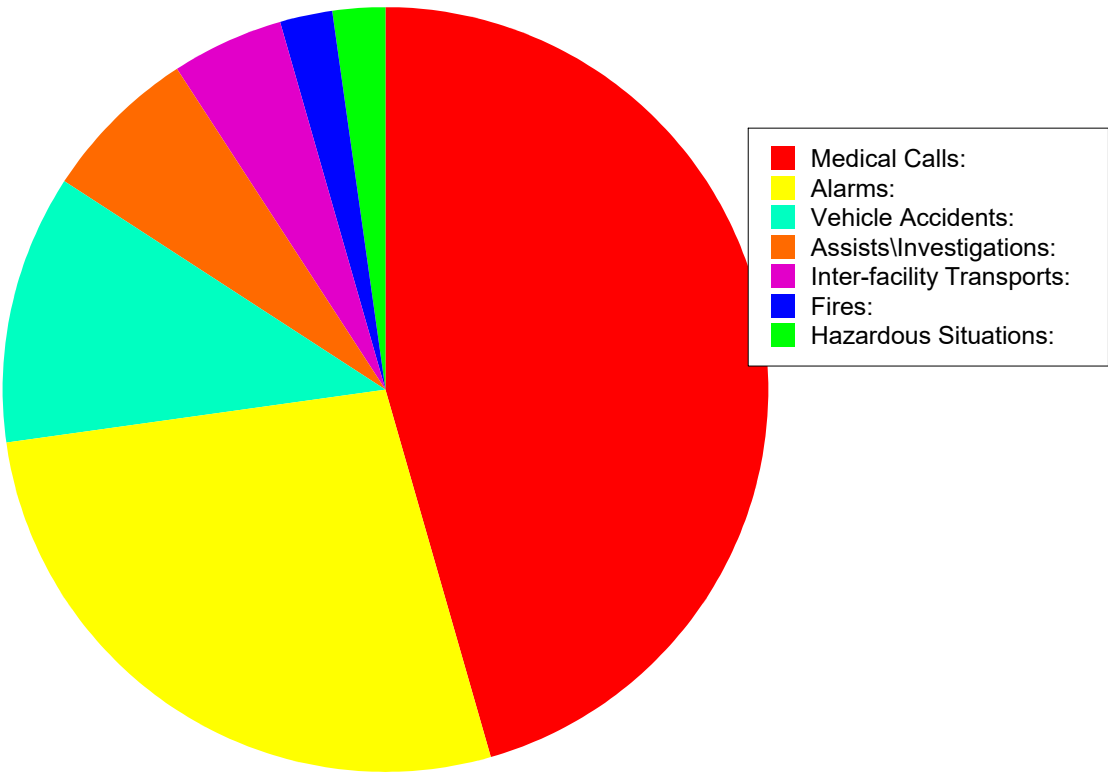
Palm Beach County Fire Rescue

Westlake - # of Calls by Type

20231001 to 20231031

Type - Situation Dispatched	# of Incidents
Medical Calls:	20
Alarms:	12
Vehicle Accidents:	5
Assists\Investigations:	3
Inter-facility Transports:	2
Fires:	1
Hazardous Situations:	1
Total number of Events:	44

Calls by Situation Dispatched





11/7/2023

Palm Beach County Fire Rescue

Westlake Response Time Report

20231001 to 20231031

Event #	Station	Sit Disp	Location of Event	Date	Received	Entered	Dispatch	Enroute	Onscene	Close	Disp Hand	Turnout	Travel	Resp Time*
Emergency Calls:														
F23187815	22	Medical	WHIPPOORWILL CIR WLK	10/01/2023	05:18:57	05:19:25	05:19:32	05:21:19	05:25:41	06:02:21	0:00:35	0:01:47	0:04:22	0:06:44
F23188803	22	Medical	SEMINOLE PRATT WHITNEY RD/TOWN CENTER PKWY S	10/02/2023		14:06:19	14:06:27	14:07:16	14:09:09	14:14:35	0:00:33	0:00:49	0:01:53	0:03:15
F23190113	22	Medical	SEMINOLE PRATT WHITNEY RD WLK	10/04/2023		13:09:43	13:09:50	13:10:14	13:13:28	13:29:34	0:00:32	0:00:24	0:03:14	0:04:10
F23192974	22	Medical	WHIPPOORWILL CIR WLK	10/08/2023	18:03:20	18:03:51	18:04:00	18:04:39	18:10:14	18:47:34	0:00:40	0:00:39	0:05:35	0:06:54
F23193997	22	HazMat	SEMINOLE PRATT WHITNEY RD WLK	10/10/2023		10:05:50	10:06:01	10:06:34	10:10:41	11:11:36	0:00:36	0:00:33	0:04:07	0:05:16
F23194309	22	Medical	SEMINOLE PRATT WHITNEY RD/PERSIMMON BLVD E	10/10/2023		17:21:30	17:21:37	17:22:26	17:24:33	18:06:03	0:00:32	0:00:49	0:02:07	0:03:28
F23196249	22	Medical	MEADOWLARK CT WLK	10/13/2023	13:22:44	13:23:09	13:23:18	13:24:02	13:27:18	14:15:05	0:00:34	0:00:44	0:03:16	0:04:34
F23198941	22	Medical	SEMINOLE PRATT WHITNEY RD WLK	10/17/2023		11:49:03	11:49:09	11:50:22	11:53:57	11:56:10	0:00:31	0:01:13	0:03:35	0:05:19
F23198958	22	Medical	SEMINOLE PRATT WHITNEY RD WLK	10/17/2023		12:18:46	12:19:02	12:19:24	12:22:40	12:39:13	0:00:41	0:00:22	0:03:16	0:04:19
F23200116	22	Medical	SEA TURTLE PL WLK	10/19/2023		06:03:16	06:03:22	06:04:13	06:10:48	06:44:33	0:00:31	0:00:51	0:06:35	0:07:57
F23200479	22	Medical	TOWN CENTER PKWY N WLK	10/19/2023	15:02:39	15:03:50	15:03:58	15:05:06	15:14:06	16:15:28	0:01:19	0:01:08	0:09:00	0:11:27
F23200852	22	Medical	ORCHARD DR WLK	10/20/2023	07:03:02	07:03:24	07:03:33	07:04:00	07:09:59	07:35:37	0:00:31	0:00:27	0:05:59	0:06:57
F23202573	22	Medical	SEMINOLE PRATT WHITNEY RD/PERSIMMON BLVD E	10/22/2023	17:19:46	17:20:22	17:20:30	17:21:09	17:23:30	17:42:42	0:00:44	0:00:39	0:02:21	0:03:44
F23202925	22	Medical	SEMINOLE PRATT WHITNEY RD WLK	10/23/2023	08:28:11	08:28:27	08:28:35	08:29:21	08:31:48	09:15:15	0:00:24	0:00:46	0:02:27	0:03:37
F23202965	22	Medical	CAPTIVA LN WLK	10/23/2023	09:19:40	09:20:11	09:20:27	09:20:43	09:24:19	10:25:08	0:00:47	0:00:16	0:03:36	0:04:39
F23203086	22	Medical	SEMINOLE PRATT WHITNEY RD WLK	10/23/2023		12:28:56	12:29:02	12:29:46	12:32:11	12:57:56	0:00:31	0:00:44	0:02:25	0:03:40
F23203844	26	Structure Fire	140TH AVE N WLK	10/24/2023		14:37:37	14:37:51	14:38:05	14:43:58	14:56:05	0:00:39	0:00:14	0:05:53	0:06:46
F23203861	22	Medical	SEMINOLE PRATT WHITNEY RD WLK	10/24/2023	15:02:17	15:03:04	15:03:09	15:03:44	15:06:54	16:00:43	0:00:52	0:00:35	0:03:10	0:04:37
F23204713	22	Medical	CRESSWIND PL/TOWN CENTER PKWY	10/25/2023	19:05:38	19:06:23	19:06:40	19:06:57	19:20:14	20:06:03	0:01:02	0:00:17	0:13:17	0:14:36
F23206452	22	Medical	KEY BISCAYNE LN WLK	10/28/2023	10:47:09	10:47:32	10:47:38	10:47:43	10:52:28	11:45:57	0:00:29	0:00:05	0:04:45	0:05:19
F23208042	22	Medical	SAINT ARMANDS WAY WLK	10/30/2023		15:39:22	15:39:28	15:40:14	15:44:43	15:57:05	0:00:31	0:00:46	0:04:29	0:05:46
F23208307	22	Medical	LONGBOAT KEY DR WLK	10/31/2023	00:25:09	00:25:30	00:25:43	00:27:18	00:32:00	01:22:17	0:00:34	0:01:35	0:04:42	0:06:51



11/7/2023

Palm Beach County Fire Rescue

Westlake Response Time Report

20231001 to 20231031

Event #	Station	Sit Disp	Location of Event	Date	Received	Entered	Dispatch	Enroute	Onscene	Close	Disp Hand	Turnout	Travel	Resp Time*
Average Response Times:											0:00:38	0:00:43	0:04:33	0:05:54
Non Emergency Calls:														
F23189088	22	Fire Alarm	COVE RD WLK	10/02/2023		23:03:02	23:03:13	23:04:37	23:10:31	23:13:53	0:00:36	0:01:24	0:05:54	0:07:54
F23192270	22	Assist	WHIPPOORWILL CIR WLK	10/07/2023		15:41:17	15:41:27	15:42:09	15:49:47	16:52:20	0:00:35	0:00:42	0:07:38	0:08:55
F23193470	22	Fire Alarm	LONGBOAT KEY DR WLK	10/09/2023		13:32:40	13:32:46	13:33:24	13:48:05	13:50:46	0:00:31	0:00:38	0:14:41	0:15:50
F23195139	22	Assist	PERSIMMON BLVD W WLK	10/11/2023	21:25:30	21:25:47	21:25:58	21:26:45	21:38:20	23:39:04	0:00:28	0:00:47	0:11:35	0:12:50
F23195263	22	Fire Alarm	QUIET LAKE PL WLK	10/12/2023	04:44:28	04:45:14	04:45:21	04:46:37	04:52:29	05:01:20	0:00:53	0:01:16	0:05:52	0:08:01
F23196634	22	Fire Alarm	CRESSWIND PL WLK	10/14/2023		00:40:05	00:40:21	00:41:25	00:47:15	00:56:42	0:00:41	0:01:04	0:05:50	0:07:35
F23196982	22	Medical	SAINT ARMANDS WAY WLK	10/14/2023	14:04:42	14:05:19	14:05:25	14:05:56	14:12:22	14:23:41	0:00:43	0:00:31	0:06:26	0:07:40
F23199646	22	Fire Alarm	SEA TURTLE PL WLK	10/18/2023		11:45:16	11:45:25	11:45:58	11:50:11	11:54:00	0:00:34	0:00:33	0:04:13	0:05:20
F23201540	22	Medical	PERSIMMON BLVD E WLK	10/21/2023		04:24:19	04:24:25	04:25:35	04:30:31	05:19:41	0:00:31	0:01:10	0:04:56	0:06:37
F23201941	22	Medical	SAINT ARMANDS WAY WLK	10/21/2023	17:52:22	17:52:46	17:52:59	17:54:19	18:08:58	18:19:31	0:00:37	0:01:20	0:14:39	0:16:36
F23205572	22	Fire Alarm	ORCHARD DR WLK	10/27/2023		04:01:46	04:01:55	04:03:10	04:09:16	04:19:46	0:00:34	0:01:15	0:06:06	0:07:55
F23205585	22	Fire Alarm	ORCHARD DR WLK	10/27/2023		04:59:51	05:00:01	05:01:01	05:12:32	05:16:46	0:00:35	0:01:00	0:11:31	0:13:06
F23205796	22	Medical	QUAILBERRY CT WLK	10/27/2023	11:25:13	11:25:50	11:25:55	11:26:03	11:30:48	11:35:12	0:00:42	0:00:08	0:04:45	0:05:35
F23205858	22	Fire Alarm	SEMINOLE PRATT WHITNEY RD WLK	10/27/2023		12:40:12	12:40:18	12:41:16	12:45:15	12:50:11	0:00:31	0:00:58	0:03:59	0:05:28
F23206665	22	Assist	SAINT ARMANDS WAY WLK	10/28/2023	16:57:15	16:57:38	16:57:43	16:58:44	17:03:26	17:13:59	0:00:28	0:01:01	0:04:42	0:06:11
F23206669	22	Fire Alarm	WHIPPOORWILL CIR WLK	10/28/2023		17:02:32	17:03:01	17:03:45	17:08:40	17:16:19	0:00:54	0:00:44	0:04:55	0:06:33
F23207111	22	Fire Alarm	GOLDFINCH CIR WLK	10/29/2023		10:31:05	10:31:17	10:32:05	10:37:21	10:42:48	0:00:37	0:00:48	0:05:16	0:06:41
F23207307	22	Medical	PERSIMMON BLVD E WLK	10/29/2023	15:38:44	15:40:34	15:40:47	15:41:25	15:44:04	16:28:38	0:02:03	0:00:38	0:02:39	0:05:20
Corrupt Data:														
F23195699	22	Medical	SEMINOLE PRATT WHITNEY RD/WATERS EDGE DR	10/12/2023	16:23:34	16:28:39	16:28:59	16:29:43	16:32:58	16:59:40	Possible problem with Received Time			
F23201375	22	Medical	SEMINOLE PRATT WHITNEY RD WLK	10/20/2023		19:30:57	19:30:59		19:30:59	19:59:49	Empty Time Fields			



11/7/2023

Palm Beach County Fire Rescue

Westlake Response Time Report

20231001 to 20231031

Event #	Station	Sit Disp	Location of Event	Date	Received	Entered	Dispatch	Enroute	Onscene	Close	Disp Hand	Turnout	Travel	Resp Time*
F23193616	22	Fire Alarm	RAIN LILLY WAY WLK	10/09/2023		17:23:46	17:23:58	17:24:40		17:28:10	Empty Time Fields			
F23205570	22	Fire Alarm	QUIET LAKE PL WLK	10/27/2023		03:39:57	03:40:04	03:41:16		03:43:42	Empty Time Fields			

Total number of Events: 44

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