

# CITY OF WESTLAKE



## AGENDA

[TENTATIVE: SUBJECT TO REVISION]

### City Council Regular Meeting

Monday, May 10, 2021 at 6:30 PM

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

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

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

#### PREREGISTRATION FOR IN-PERSON ATTENDANCE:

- All interested persons, Quasi-Judicial meeting applicants, their representatives, and witnesses must preregister to attend/participate in a meeting by sending an email to City Clerk, Zoie Burgess at [zburgess@westlakegov.com](mailto:zburgess@westlakegov.com) or by phone at 561-560-5880 no later than one (1) business day prior to the meeting date (e.g. by 4:00 P.M. on a Friday, if the meeting is scheduled for that Monday, etc.)
- In-person attendance/participation will be based upon the order in which the preregistration requests are received by the City Clerk. For Public Hearing Quasi-Judicial meetings, precedence into the Council Chambers will be given to applicants, their representatives and/or witnesses over all others preregistered parties.

#### COMMUNICATIONS MEDIA TECHNOLOGY – WEBEX:

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

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

Meeting ID: 132 296 9946

Password: hello

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

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

Meeting ID: 132 296 9946

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

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

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

### **CITY COUNCIL:**

Roger Manning, Mayor

JohnPaul O’Connor, Vice Mayor

Patric Paul, Council Member – Seat 1

Kara Crump, Council Member – Seat 2

Katrina Long Robinson, Council Member – Seat 4

### **CITY STAFF:**

Ken Cassel, City Manager

Zoie P. Burgess, City Clerk

Donald J. Doody, Esq., Interim City Attorney

**CALL TO ORDER**

**ROLL CALL**

**PLEDGE OF ALLEGIANCE**

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

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

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

**CONSENT AGENDA**

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

- A. Approval of Meeting Minutes
  - [1.](#) April 15, 2021 - Emergency City Council Meeting Minutes - DRAFT
  - [2.](#) April 12, 2021 - Regular City Council Meeting Minutes – DRAFT
  
- B. Approval Finance Statement
  - [1.](#) Financial Report - March 2021

**PRESENTATIONS/PROCLAMATIONS**

- A. None

**PUBLIC HEARING**

- [A.](#) Final Plat for Cresswind Palm Beach Phase 3  
**Submitted By:** Engineering

**RESOLUTION 2021-11**

**A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, APPROVING THE FINAL PLAT FOR CRESSWIND PALM BEACH PHASE 3, BEING A REPLAT OF A PORTION OF TRACT O.S.T. 20, CRESSWIND PALM BEACH PHASE 2, AS RECORDED IN PLAT BOOK 130, PAGES 199 THROUGH 205 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND A PORTION OF SECTIONS 6 AND 7, TOWNSHIP 43 SOUTH, RANGE 41 EAST AND SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY FLORIDA, PROVIDING FOR RECORDATION, PROVIDING FOR AN EFFECTIVE DATE.**

- B. Variance Request from the Applicant Minto PBLH, LLC

**Submitted By:** Interim City Attorney

**RESOLUTION 2021-14**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, RELATING TO A VARIANCE REQUEST FROM THE APPLICANT MINTO PBLH, LLC FOR THE CROSSINGS OF WESTLAKE (POD M-2), A ONE-HUNDRED-THIRTY (130) UNIT TOWNHOME PROJECT, LOCATED AT 5075 SEMINOLE PRATT WHITNEY ROAD, SAID VARIANCE APPROVAL WILL ALLOW EIGHTY PERCENT (80%) DEAD END STREETS, WHERE THE CITY'S INTERIM UNIFIED LAND DEVELOPMENT CODE, ARTICLE 3, SECTION 2.A.2(a), ALLOWS A MAXIMUM OF TWENTY PERCENT DEAD END STREETS (20%); IN THE CITY OF WESTLAKE, PALM BEACH COUNTY FLORIDA, PROVIDING FOR AN EFFECTIVE DATE.**

**REGULAR AGENDA**

- A. None

**NEW BUSINESS**

- A. Fee increase for Inframark contract.

**Submitted By:** Administration

**CITY COUNCIL COMMENTS**

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

**REPORT - STAFF**

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

**Submitted By:** Captain Craig Turner

For Informational Purposes Only

**REPORT - INTERIM CITY ATTORNEY**

**REPORT - CITY MANAGER**

**PUBLIC COMMENTS - AGENDA ITEMS ONLY**

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

**ADJOURNMENT**

Next Meeting (Subject to Change or be Cancelled): **June 14, 2021**

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

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

**AGENDA POSTED:** May 4, 2021

**File Attachments for Item:**

1. April 15, 2021 - Emergency City Council Meeting Minutes - DRAFT

# CITY OF WESTLAKE



## MINUTES - DRAFT

**Emergency City Council Meeting**  
Thursday, April 15, 2021 at 6:30 PM

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

### **CITY COUNCIL:**

Roger Manning, Mayor  
JohnPaul O'Connor, Vice Mayor  
Patric Paul, Council Member – Seat 1  
Kara Crump, Council Member – Seat 2  
Katrina Long Robinson, Council Member – Seat 4

### **CITY STAFF:**

Ken Cassel, City Manager  
Zoie P. Burgess, City Clerk

[TENTATIVE: SUBJECT TO REVISION]

An Emergency meeting of the City Council of the City of Westlake was held on Monday, April 15, 2021 at 6:30 PM., at the Westlake Community Center, 4005 Seminole Pratt Whitney Road.

As a preliminary matter, Ms. McNeil noted that Mayor Roger Manning, Vice Mayor JohnPaul O'Connor, Robinson, Councilman Patric Paul were present physically. Councilwoman Kara Crump and Councilwoman Katrina Long-Robinson are attending via communications media technology.

Ms. McNeil noted that City Manager Kenneth Cassel and Deputy City Clerk Jomekeyia McNeil were present physically.

Ms. McNeil identified that Councilwoman Kara Crump and Councilwoman Katrina Long-Robinson were attending via communications media technology and confirmed if able to speak and hear.

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

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

Ms. McNeil reminded Council Members physically present to utilize microphones for a clear record of the proceeding.

### **CALL TO ORDER**

Mayor Manning called the City of Westlake Regular City Council meeting of April 15, 2021 to order at 6:32 PM.

### **ROLL CALL**

Present and constituting a quorum:

Councilwoman Katrina Long-Robinson  
Councilwoman Kara Crump  
Crump Councilman Patric Paul  
Vice Mayor JohnPaul O'Connor  
Mayor Roger Manning

Also, present:

Kenneth Cassel, City Manager  
Jomekeyia McNeil, Deputy City Clerk



---

## **PLEDGE OF ALLEGIANCE**

Mayor Manning led the Pledge of Allegiance.

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

Mayor Manning called for any additions, deletions, or modifications to the Agenda.

Motion by Councilman Paul to approve the Agenda, seconded by Vice Mayor O'Connor.

### **UPON ROLL CALL:**

Councilwoman Long-Robinson	YES
Councilwoman Crump	YES
Councilman Paul	YES
Vice Mayor O'Connor	YES
Mayor Manning	YES

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

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

*This is the designated time for the public to speak. Comments will be limited to three (3) minutes each.*

Ms. McNeil noted there were no public comment cards received prior to the meeting.

Ms. McNeil gave the virtual participants a moment to raise a virtual hand or unmute their devices and provided a reminder to state name and address.

There being no comments, the next item followed.

## **EMERGENCY AGENDA**

### **A. Review and Select Counsel for Interim Legal Services**

- Goren, Cherof, Doody & Ezrol P.A.
- Ottinot Law P.A.
- Brandenburg & Associates, P.A.

Mayor Manning introduced the Item.

Mr. Cassel explained the reason for this item. He named the firms that are before the Council and advised that each will have 3-5 minutes in the to provide a presentation in Chambers. Once all have provided their presentations all firms will step outside to allow Council the opportunity to discuss and select a firm.

Jacob G. Horowitz, Esq. on behalf of the firm Goren, Cherof, Doody & Ezrol P.A. provided an overview of the Firm Background, Hourly Rates Representation; list of other government entities represented. He advised that the firm has 15 attorneys that have their specialties that would allow them not to have to go to outside for counsel. He mentioned that the firm is interested in providing interim legal services.

He noted that he has read the City Charter and inquired if Council has any specific questions they would like to ask. He said that the firm is hands on and they are always accessible 24 hours a day. He said that he is confident that if there are any issue that should come up within the next 60-90 days, the firm will be able to handle. He mentioned that the firm is not interested in a permanent position. He advised that the firm does have a private client base and disclosed that there is a current client who is looking to build a storage facility in Westlake.

Council interviewed Mr. Horowitz and provided discussion.

Pamala H. Ryan, Partner on behalf of Ottinot Law, P.A. introduced herself and provided an overview of the firm. She advised that Mr. Ottinot is attending via communications technology this evening and he is available to answer questions if needed. She continued with her overview, provided a summary of the counsels' experience. She mentioned the cities that the firm has worked with on an interim basis and advised what the firm offers and what the firm can offer to the City of Westlake.

Council interviewed Ms. Ryan and provided discussion.

Further Council discussion regarding each firm's short-term services.

Gary Brandenburg, Esq. of Brandenburg & Associates, P.A. introduced himself and recognized his son Dylan J. Brandenburg. He continued and provided an overview of his firm, work history and experience with municipal government in Palm Beach County, Martin County and Indian River County. He is happy to be able to work with his son; provide the opportunity to work with the City.

Council interviewed Mr. Brandenburg and provided discussion.

Mr. Cassel explained the next steps to Council to select a firm for interim legal services and provided direction.

Council ranked each firm in order as follows:

- 1st Goren, Cherof, Doody & Ezrol P.A.
- 2nd Ottinot Law
- 3rd Brandenburg & Associates, P.A.

Further Council discussion

Mr. Cassel commented that Council will need to advise which firm to proceed with and mentioned that he could work with either firm.

Further Council discussion

Mr. Cassel requested all firms to come back.

Mayor Manning thanked all the firms and advised that the Council will proceed with Doren, Cherof Doody & Ezrol, P.A for interim legal services.

Vice Mayor O'Connor thanked each firm for their time.

Councilman Paul thanked the firms.

Mayor Manning noted that Council has decided to proceed with Doren, Cherof, Doody & Ezrol P.A. at the rate the other firms proposed.

Vice Mayor O'Connor inquired if Mr. Horowitz's firm would help with the RFQ process.

Mr. Horowitz acknowledged that they would, as the firm is not seeking any long-term services.

---

Motion by Vice Mayor O'Connor authorizing City Manager to enter into an agreement for interim for legal services with Goren, Cherof, Doody & Ezrol P.A. for the City of Westlake at the rate of \$250 per hour, seconded by Councilman Paul.

**UPON ROLL CALL:**

Councilwoman Crump	YES
Councilman Paul	YES
Vice Mayor O'Connor	YES
Mayor Manning	YES
Councilwoman Long-Robinson	YES

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

Mr. Cassel advised that he wants to get an idea from Council on how to handle the RFQ process and provide Council with options. He said that he does not want to wait too long to start the process.

Mayor Manning advised that he likes the input that Council provided, and Council should be involved in hiring the City Attorney.

Mr. Cassel advised that workshops can be set up to get Council input on the RFQ

**PUBLIC COMMENTS**

Mayor Manning called for any public comments.

Ms. McNeil noted there were no public comment cards received prior to the meeting.

Ms. McNeil gave the virtual participants a moment to raise a virtual hand or unmute their devices and provided a reminder to state name and address.

There being no further comments, the next item followed.

**ADJOURNMENT**

Mayor Manning adjourned the meeting at 8:32 PM.

---

Zoie Burgess, City Clerk

---

Roger Manning, Mayor

**File Attachments for Item:**

2. April 12, 2021 - Regular City Council Meeting Minutes - DRAFT

# CITY OF WESTLAKE



## MINUTES- DRAFT

### City Council Regular Meeting Monday, April 12, 2021 at 6:30 PM

This meeting took place at the **Westlake Community Center/City Council Chambers located at 4005 Seminole Pratt Whitney Road, Westlake, Florida, 33470** and publicly viewed Via Communications Media Technology. Members of the public participated in the meeting through electronic means with access as follows:

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

Meeting ID: 132 296 9946  
Password: hello

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

United States Toll: +1-408-418-9388  
Meeting ID: 132 296 9946

### CITY COUNCIL:

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

### CITY STAFF:

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

A Regular meeting of the City Council of the City of Westlake was held on Monday, April 12, 2021 at 6:30 PM., at the Westlake Community Center, 4005 Seminole Pratt Whitney Road.

As a preliminary matter, Ms. Burgess noted that Mayor Roger Manning, Vice Mayor Katrina Long-Robinson, Councilman Patric Paul, Councilwoman Kara Crump, Councilman JohnPaul O'Connor are present physically.

Ms. Burgess noted that City Manager Kenneth Cassel and City Attorney Pam Booker, City Clerk Zoie Burgess were present physically. A Regular meeting of the City Council of the City of Westlake was held on Monday, April 12, 2021 at 6:30 PM., at the Westlake Community Center, 4005 Seminole Pratt Whitney Road.

Ms. Burgess identified the speakers on the agenda, Mr. Donaldson Hearing, Seth Ben of Lewis, Longman & Walker were present and capable of speaking and hearing.

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 that microphones are live.

Ms. Burgess further explained that microphones will be muted; audience members have the ability to unmute themselves and anyone that has called in should mute their device.

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

### **CALL TO ORDER**

Mayor Manning called the City of Westlake Regular City Council meeting of April 12, 2021 to order at 7:03 PM

### **ROLL CALL**

Present and constituting a quorum:

Councilman JohnPaul O'Connor  
Councilwoman Kara Crump  
Councilman Patric Paul  
Vice Mayor Katrina Long-Robinson  
Mayor Roger Manning

Also, present:

Kenneth Cassel, City Manager  
Pam E. Booker, Esq. City Attorney  
Zoie P. Burgess, CMC, City Clerk

**PLEDGE OF ALLEGIANCE**

Mayor Manning led the Pledge of Allegiance.

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

Due to technical difficulties this portion of the meeting starts at 7:06 PM.

Ms. Burgess advised that staff lost some internet connection as there are some audio issue. Give us one moment while staff reconnects.

Mayor Manning called for any additions, deletions or modifications to the Agenda.

Mayor Manning advised that a request was made to pull Items A. Resolutions 2021-09 and Item B. Resolution 2021-10.

Mayor Manning called for a motion to pull the items from the agenda.

Motion by Councilwoman Crump to pull items A. Resolution 2021-09 and B. Resolution 2021-10, seconded by Councilman Paul.

**Upon Roll Call:**

Councilman Paul	YES
Councilwoman Crump	YES
Councilman O'Connor	YES
Vice Mayor Long-Robinson	YES
Mayor Manning	YES

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

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

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

Mayor Manning inquired of any public comments.

Ms. Burgess noted there were no public comment cards received prior to the meeting.

Ms. Burgess gave the virtual participants a moment to raise a virtual hand or unmute their devices and provided a reminder to state name and address.

There being no further comments, the next item followed.

**CONSENT AGENDA**

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

Mayor Manning introduced the Consent Agenda Item.

Motion by Councilman O'Connor to approve Consent Agenda, seconded by Councilwoman Crump.

**Upon Roll Call:**

Councilwoman Crump	YES
Councilman O'Connor	YES
Vice Mayor Long-Robinson	YES
Mayor Manning	YES
Councilman Paul	YES

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

A. Approval of Meeting Minutes

1. March 8, 2021 - Regular Council Meeting Minutes - DRAFT
2. March 22, 2021 - Workshop Council Meeting Minutes - DRAFT

B. Approval Finance Statement

1. Financial Report - February 2021

**PRESENTATIONS/PROCLAMATIONS**

There being no Presentations or Proclamations, the next item followed.

**REGULAR AGENDA**

A. Goals & Objectives

**Submitted By:** Administration

Mayor Manning introduced the item.

Mr. Cassel advised that this is a follow up from the previous Council meeting with the input of the goals and objectives.

Robert Koncar, General Manager of Inframark said that there are eleven (11) items in the revised sheet provided to Council. He mentioned that additional items were received from Councilman O'Connor and four of those have been incorporated into the first two items: Long Term Financial Plan and Improvement of Communications. He noted that at the previously Council meeting there was discussion about the limit of five goals however right now there are six. He is recommending that the Improve Recruitment of Business be moved to become part of the Long-Term Financial Plan; as there were several Council members that mentioned that; move that up as the part of the Long-Term Financial Plan. Based on the input from the Council members you will have the following to six goals:

- Develop a Long-Term Financial Plan
- Improve Communications
- Improve Recruitment of Business would go under the Long-Term Development Plan



- Development of An Affordable Housing Program
- Establishment of Resource Base for Workforce Development
- Develop a Rebranding Plan for the City

Council and staff discussion

Councilman Paul inquired if there was a project item that manages the branding of the City.

Mr. Cassel stated that staff is working with the public relations firm to set forth the current vision of where the City is, but as the Westlake grows and changes, the City can modify that. He noted that it is open to Council's input and guidance as the process continues. He noted that staff is doing the Back to Beyond segments, filming and photo shots. The firm is about ready to do a presentation within the next 30 days as more filming is being done to show where the City started and where it is currently. He said that staff are in the Beyond now and the next version would be where does the City go from the Beyond and what is next for the future.

Councilman Paul inquired if the firm will provide Council with a presentation.

Mr. Cassel noted that a presentation will be provided to Council on where the City is. Mr. Cassel further explained what Council authorized was to tell the City story and the next phase would be where the City is and continued development.

Councilman Paul inquired if the firm will provide input.

Mr. Cassel acknowledged that they would. The firm would provide a vision as to thinking your ideas of what you think or where the City should be. The firm would come up with how to market to the public and would advise how to advertise to the public as to what is acceptable for the public.

Further Council Discussion.

Mayor Manning commented that Council can move off of this topic. Mr. Cassel has this handled.

Councilman O'Connor advised that he would not want to waste time on a line item on traffic timing.

Mr. Cassel advised he will follow up with the County. He said that the item will be pulled off of the long-term goals and objectives.

Mr. Koncar noted that Council has the five goals.

Councilman O'Connor commented this is what Council wants.

Mr. Koncar said that four of the items mentioned are already included in the others.

Councilwoman Crump inquired if the items will be placed on the City website.

Mr. Koncar explained the next steps. He said that we will work with staff and develop a workplan for each item and bring back before Council for approval. Once it has been approved it can be posted.

Councilman Paul inquired on communication.

Mr. Konar provided the primary types of communications requested by Council.

Further Council discussion.

Councilman O'Connor requested for a workshop to discuss further.

Vice Mayor Long-Robinson inquired if the workplan will come back before Council.

Mr. Koncar responded yes. The workplan will be developed and brought before Council to show how staff is going to accomplish the goals.

Vice Mayor Long Robinson said that she would like for staff to schedule a workshop where Council can work through collectively.

Mr. Koncar mentioned that it would be best to have a workshop between now and the next Council meeting where Council can go through the workplan draft.

Mr. Cassel advised Council could hold a workshop scheduled for April 26th.

Councilman Paul advised that he has a conflict.

Mr. Koncar advised that he can attend virtual. He advised that the key is to prepare a draft as to how the workplan will look.

Mr. Cassel advised that it will be added to the workshop on April 26th along with the City Parks.

Councilman Paul inquired what options does the City have as the City does not own any land. What input does the Council have.

Mr. Koncar identified the best way to address is to create an economic development plan.

B. Follow up of Charter position review of the City Attorney.

**Submitted By:** City Council Request

Mayor Manning introduced the item.

Mr. Cassel identified this item as a follow up at the Council's request from the November meeting to discuss the review of the City Attorney and City Manager.

Mayor Manning opened the floor to the Council.

Motion made by Vice Mayor Long-Robinson to terminate the City's contract with Ms. Booker effective 90 days from today pursuant to her contract and direct the Law Office of Pam E. Booker and employees to cease all work for the City of Westlake, effectively immediately, Seconded by Councilman O'Connor.

Councilman Paul inquired on the grounds is the motion being made.

Vice Mayor Long-Robinson acknowledged that she is making note of the contract that states with or without cause and she is making the motion without cause.

Councilman O'Connor said that he has already seconded the motion and would like to discuss without airing all the dirty laundry.

Mayor Manning advised there is a motion and a second.

Mayor Manning asked for discussion.

Councilman Paul commented that without cause it is hard to discuss. He advised that he does not see anything that the City Attorney has done that has harmed the City. This has taken him by surprise.

Councilwoman Crump said that it is hard for her to say anything as she has developed relationships with everyone. She advised that due to the toxicity in the environment, she does think a change is needed.

Mayor Manning commented that he agrees with Councilman Paul. He does not see where the City has been hurt. He advised that any resolution from this as far as it relates to the City Manager and the City Attorney has been addressed by counseling. He mentioned that he knows that there is conflict between Vice Mayor Long-Robinson and the text message. He commented that as far as he knows the City Attorney was not involved in that. If someone can prove that there was something different, he would probably have a different opinion and he is not in favor of changing his position.

Vice Mayor Long-Robinson commented to Mayor Manning that she will address it. She noted that as Councilman O'Connor stated, she will not air dirty laundry and called the question, noting that there is a motion on the floor, and it is seconded.

Councilman O'Connor stated that it is very important for the Council to know his position. He read his comments noted on the past review dated October 26, 2020. He further noted that not a month later, the City Attorney's ex-husband sends an inappropriate text to the Vice Mayor prior to the meeting and there are now additional alleged inappropriate comments by staff. He advised that his real issue is that the City is spending entirely too much on Legal and made a comparison on cost of the City's legal vs County's Legal.

Vice Mayor Long-Robinson mentioned that the motion is on the floor and further commented on the statements received via text message on November 30, 2020 at 3:48 PM. She said that there is a call to question and a motion is on the floor.

**UPON ROLL CALL:**

Councilman O'Connor	YES
Vice Mayor Long-Robinson	YES
Mayor Manning	NO
Councilman Paul	NO
Councilwoman Crump	YES

Motion carried, with dissent (3-2, Councilman Paul and Mayor Manning).

Ms. Booker commented that she has not responded and advised that she will resign effective immediately. She mentioned that there have been a lot of accusations that have been made. She advised that she did not send, direct or ask for that text message as she would have never done such a thing. She mentioned what she stated to the reporter and stated what was commented. She said that none of those comments were made by her. She stated that she has not said anything negative about Minto or John Carter.

Vice Mayor Long-Robinson commented that it should not have taken three months to have a conversation.

Ms. Booker continued with her comments and thanked John Carter and Minto for having faith in her to help start the City. She said that she appreciates the Council and thanked Council; and wished everyone good luck.

Ms. Booker walked off dais [48:12].

C. Follow up of Charter position review of the City Manager.

**Submitted By:** City Council Request

Mayor Manning introduced the item.

Vice Mayor Long-Robinson commented that a motion would need to be made to move forward for another City Attorney.

Mayor Manning responded at another meeting.

Vice Mayor Long-Robinson said not another meeting Mayor.

Mayor Manning responded it sounds like it.

Mr. Cassel advised the Mayor that there are several ways this can be done.

Mayor Manning advised that the Charter states that the City Manager can take over until either one of the positions have come available or until the City hires someone.

Mr. Cassels said that he recommends hiring an interim firm to help do the Request for Qualification (RFQ) or help with the selection of the City Attorney. He explained how he would find a firm that is not interested in doing long term in Palm Beach County. He said that a firm that does municipal work for other counties as this will give the City 60 to 90 days to put the RFQ together. He recommends that Council authorize him to bring in an interim counsel until an RFQ is done.

Mayor Manning said that he suggests that Council have the option to hire the interim counsel. He advised Mr. Cassel that if he knows a firm that is available to send their resume for Councils review.

Mr. Cassel said that he will reach out to a couple firms to provide an engagement letter.

Councilman O'Connor inquired what does the Council do in the short term.

Councilman Paul commented that he would like to see an open bid for long term.

Mr. Cassel responded that this would be the RFQ process. He said that he can bring someone in immediately as he knows firms that can come in and pickup as needed and help to write the RFQ for the long term. He recommends Council authorize him to contact one firm that he has worked with before and noted the names of firms he has worked.

Further Council discussion

Mayor Manning suggested an Emergency Council meeting be held this week. He inquired on the timeframe to provide the public notice.

Ms. Burgess responded that the notice for emergency meeting can be posted first of the morning.

Councilman O'Connor inquired if Council can authorize Mr. Cassel to hire a firm on an emergency basis until Council vets in the interim.

Mayor Manning responded that he wants all Council to have a say.

Mr. Cassel said that he will make calls in the morning.

Councilman Paul inquired on the timeframe for a new City Attorney to become familiar with the Land Development Agreement.

Mr. Cassel responded that the public firms would respond; and noted that even the firms that would be used for interim do this on a regular basis as they serve as attorneys for other cities and it would not be long for the firms to come up to speed.

Ms. Burgess commented that reasonable notice, must be given, but a notice should be provided at least 72 hours prior to meeting.

Councilwoman Crump advised that she has to attend virtually.

Further Council discussion.

Mayor Manning inquired if there is anything else on this subject.

Vice Mayor Long-Robinson inquired if a motion has to be made for proper authorization.

Mr. Cassel responded no. He explained the process for having an emergency meeting.

## **PUBLIC HEARING**

### A. Final Plat Persimmon Boulevard East - Plat 5

**Submitted By:** Engineering

#### **RESOLUTION 2021-09**

**A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, APPROVING THE FINAL PLAT FOR PERSIMMON BOULEVARD EAST - PLAT 5, BEING A PORTION OF SECTIONS 5, 7, AND 8, TOWNSHIP 43 SOUTH, RANGE 41 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, PROVIDING FOR RECORDATION, PROVIDING FOR AN EFFECTIVE DATE.**

Mayor Manning noted that this item has been pulled from the Agenda.

### B. Final Plat Town Center Parkway Phase III

**Submitted By:** Engineering

#### **RESOLUTION 2021-10**

**A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, APPROVING THE FINAL PLAT FOR TOWN CENTER PARKWAY PHASE III, BEING A PORTION OF SECTION 5, TOWNSHIP 43 SOUTH, RANGE 41 EAST, AND SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, PROVIDING FOR RECORDATION, PROVIDING FOR AN EFFECTIVE DATE.**

Mayor Manning noted that this item has been pulled from the Agenda.

## **NEW BUSINESS**

### A. Select a Member of City Council to serve in the position of Vice-Mayor Until April 11, 2022.

**Submitted By:** Administration

#### **RESOLUTION 2021-12**

**A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, SELECTING A MEMBER OF THE CITY COUNCIL TO SERVE IN THE POSITION OF VICE-MAYOR UNTIL APRIL 11, 2022, PURSUANT TO THE CITY'S CHARTER PROVISION AS SET FORTH IN SECTION 8D.**

Mayor Manning introduced the item.

Mr. Cassel explained why the item is on the agenda. He advised that it was deferred last year due to the election.

Vice Mayor Long- Robinson said that she nominates and recommends Councilman JohnPaul O'Connor to serve as Vice Mayor.

Councilman O'Connor responded it will be an honor and he said a few words.

Councilwoman Crump said that she would like to recommend Councilman O'Connor. She advised that Vice Mayor Long-Robinson has done and excellent job.

Mayor Manning asked for motion.

Ms. Burgess said that it was a nomination not a motion.

Vice Mayor Long-Robinson made motion to nominate Councilman O'Connor to serve as Vice Mayor until April 11, 2022, seconded by Councilwoman Crump.

**Upon Roll Call**

Vice Mayor Long-Robinson	YES
Mayor Manning	YES
Councilman Paul	YES
Councilwoman Crump	YES
Councilman O'Connor	YES

Motion carries without dissent (5-0).

Mayor Manning commented on an email received from a resident. He said a few words and thanked Vice Mayor Long-Robinson for making the motion.

Ms. Burgess read resolution by title only.

**CITY COUNCIL COMMENTS**

A. Councilman JohnPaul O'Connor

Councilman O'Connor said that he looks forward to serving and it is an honor and thanked the Council.

B. Councilwoman Kara Crump

Councilwoman Crump commented that she is looking forward to moving forward.

C. Vice Mayor Katrina Long Robinson

Vice Mayor Long- Robinson apologized for getting upset. She said that she looks forward to working with the City going forward.

D. Councilman Patric Paul

Councilman Paul asked Mr. Cassel if he could look into the electricity increases with FPL and figure out why they are creating a rate hike.

Mr. Cassel advised that he did receive from an email from an individual and will find out.

Councilman Paul thanked Minto for more lighting as the residents requested. He said that it might help if the City can put something in place around the main lake for people to discard their trash.

Mr. Cassel responded that he will bring it to Seminole Improvement District's attention.

Councilman Paul commented that the motion for the City Attorney caught him by surprise and he said that he does not see where the City Attorney caused the City any problems. He advised that the City Attorney has shown the City nothing but good faith and has given us eyes to see therefore Council can make decisions.

E. Mayor Roger Manning

Mayor Manning said that he wants to address Vice Mayor Long-Robinson. He commented that if there was an investigation, he would have a totally different opinion. He said that he is upset that there was no communication that satisfied what Council was looking for; he wished that it could have been different. He said that he respects the Vice Mayor's position. He mentioned that the reporter asked him for his position on the matter, and he explained his position. He said that he hopes that the City could move without having conflict. He mentioned that the City Attorney did keep him abreast of legal matters. He said that he does not mean to offend the Vice Mayor and he apologizes.

Vice Mayor Long-Robinson responded that she feels how she feels, and said you feel how you feel. She mentioned that she is not going to air dirty laundry.

Mayor Manning said that he is a team player and that a vote is a vote and now Council is going to move forward.

**REPORT - STAFF**

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

Submitted By: Captain Craig Turner

For Informational Purposes Only

Mayor Manning introduced item.

Mr. Cassel advised that the prior report is included as well. He advised that the City Clerk is working with both Captains in order to have the reports uploaded in a timely manner. He advised that Captain Turner is on the line if there are any questions.

Captain Turner provided an update on an incident that happened at a local bar in the City. He advised that the suspect was found and arrested. He advised that the deputies will be enforcing speeding in the area.

Mayor Manning thanked Captain Turner for the update.

**REPORT - CITY ATTORNEY**

A. Monthly Report - March

**Submitted By:** Legal

No Comments

**REPORT - CITY MANAGER**

Mr. Cassel mentioned an issue that happened over the weekend involving a vehicle that on Town Center Parkway. He advised that he has requested that Captain Turner have the deputies focus on

this area and step up the enforcement. He provided an update on Florida Public Utilities (FPU) permits; Pod H; Seven Eleven 2.0; the site for Publix and said that POD H is being cleared for the storage facility and out parcels. He mentioned his virtual attendance of the Palm Beach County City Managers Council, the Western Communities Council and the Environmental People of Today. He provided an update on the remediation process for the air returns in in the building and advised that cleaning and other items will be completed. He mentioned that PBSO will start enforcing golf carts and motorcycles on private property in the area, as well as the undeveloped areas within the City. He advised that the Council was copied on the email for code enforcement with a home in the City.

Mayor Manning inquired on the completion date for FPU.

Mr. Cassel advised that they are waiting on an update.

Councilman Paul inquired on the Code Enforcement for other homes in the developments and if individuals will be held liable as some have extended driveways in which people may not be aware of. He said that the City needs to protect future homebuyers from having to deal with issues that they are not ultimately responsible for.

Mr. Cassel noted that it will be combination of enforcement to include the homeowner's associations (HOA), staff and then a special magistrate, but staff is working on it.

Councilman Paul said that he would like to see this sooner than later as the City has to protect future buyers.

#### **PUBLIC COMMENTS - AGENDA ITEMS ONLY**

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

Mayor Manning called for any public comments.

Ms. Burgess noted there were no public comment cards received prior to the meeting.

Ms. Burgess gave the virtual participants a moment to raise a virtual hand or unmute their devices and provided a reminder to state name and address.

There being no further comments, the next item followed.

#### **ADJOURNMENT**

Mayor Manning adjourned the meeting at 8:36 PM.

---

Zoie P. Burgess, City Clerk

---

Roger Manning, Mayor



**File Attachments for Item:**

1. Financial Report - March 2021



## MEMORANDUM

**TO: Members of the City Council, City of Westlake**  
**FROM: Steven Fowler, Accountant; Trumaine Easy, Accounting Director**  
**CC: Ken Cassel, City Manager**  
**DATE: April 16, 2021**  
**SUBJECT: March Financial Report**

---

Please find attached the March 2021 financial report. During your review, please keep in mind that the goal is for revenue to meet or exceed the year-to-date budget and for expenditures to be at or below the year-to-date budget. An overview of the City's funds is provided below. Should you have any questions or require additional information, please contact me at [Steven.Fowler@inframark.com](mailto:Steven.Fowler@inframark.com).

### **General Fund**

- Total Revenues through March were approximately 46% of the annual budget. FY2021 Ad Valorem Tax collections were approximately 95%. The annual budget includes revenue from a funding agreement with the Developer. The Developer is invoiced quarterly for any year-to-date excess of actual expenditures over actual revenue.
- Total Expenditures through March were approximately 42% of the annual budget.

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

- Total Revenues through March were approximately 338% of the annual budget, which is a result of a higher than anticipated rate of residential construction. A donation of \$1,500 per Single Family Residence building permit is paid into the Housing Assistance Program.

### **Special Revenue Fund – Comprehensive Planning Services**

- Total Revenues through March were approximately 82% of the annual budget.
- Total Expenditures through March were approximately 42% of the annual budget.

# City of Westlake

## Financial Report

*March 31, 2021*



## Table of Contents

<b><u>FINANCIAL STATEMENTS</u></b>	Page #
Balance Sheet .....	1
Statement of Revenues, Expenditures and Changes in Fund Balance	
General Fund .....	2 - 4
Special Revenue Fund (Housing Assistance Program) .....	5
Special Revenue Fund (Comprehensive Planning Services) .....	6
<b><u>SUPPORTING SCHEDULES</u></b>	
Cash and Investment Report .....	7
Bank Reconciliation .....	8
<b><u>CHECK REGISTER</u></b>	
Check Register .....	9 - 10

**City of Westlake**

**Financial Statements**

**March 31, 2021**

**Balance Sheet**  
March 31, 2021

ACCOUNT DESCRIPTION	GENERAL FUND	SPECIAL REVENUE FUND - HOUSING ASSISTANCE PROGRAM	SPECIAL REVENUE FUND - COMPREHENSIVE PLANNING SVCS	TOTAL
<b>ASSETS</b>				
Cash - Checking Account	\$ 1,184,841	\$ -	\$ -	\$ 1,184,841
Accounts Receivable	670	-	-	670
Due From Other Gov'tl Units	70	-	-	70
Due From Other Funds	-	-	1,475,403	1,475,403
Investments:				
Money Market Account	778,607	1,695,137	-	2,473,744
Deposits	641	-	-	641
Mortgages Receivable	-	229,146	-	229,146
<b>TOTAL ASSETS</b>	<b>\$ 1,964,829</b>	<b>\$ 1,924,283</b>	<b>\$ 1,475,403</b>	<b>\$ 5,364,515</b>
<b>LIABILITIES</b>				
Accounts Payable	\$ 19,859	\$ -	\$ 555,495	\$ 575,354
Accrued Expenses	21,000	-	39,000	60,000
DBPR surcharge	-	-	5,435	5,435
DCA surcharge	-	-	8,020	8,020
Unearned Revenue	118,869	-	-	118,869
Due To Other Districts	9,963	-	-	9,963
Deferred Revenue-Developer Submittals (Minto)	-	-	26,697	26,697
Other Current Liabilities	-	-	4,118	4,118
Due To Other Funds	1,475,403	-	-	1,475,403
<b>TOTAL LIABILITIES</b>	<b>1,645,094</b>	<b>-</b>	<b>638,765</b>	<b>2,283,859</b>
<b>FUND BALANCES</b>				
<b>Nonspendable:</b>				
Deposits	641	-	-	641
<b>Restricted for:</b>				
Special Revenue	-	1,924,283	836,638	2,760,921
<b>Unassigned:</b>				
	319,094	-	-	319,094
<b>TOTAL FUND BALANCES</b>	<b>\$ 319,735</b>	<b>\$ 1,924,283</b>	<b>\$ 836,638</b>	<b>\$ 3,080,656</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 1,964,829</b>	<b>\$ 1,924,283</b>	<b>\$ 1,475,403</b>	<b>\$ 5,364,515</b>

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending March 31, 2021

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ -	\$ 124	\$ 124
Ad Valorem Taxes	1,164,549	1,164,549	1,101,082	(63,467)
Ad Valorem Taxes - Discounts	(46,582)	(46,582)	(43,027)	3,555
Local Option Gas Tax	100	-	-	-
FPL Franchise	113,700	56,850	61,162	4,312
Electricity	152,900	76,450	59,090	(17,360)
Water	27,000	13,500	14,373	873
Gas	19,000	9,500	12,193	2,693
Communication Services Taxes	17,800	8,900	12,028	3,128
Occupational Licenses	5,000	2,500	1,525	(975)
Building Permits - Admin Fee	45,500	22,750	55,545	32,795
Other Licenses, Fees & Permits	2,300	1,150	635	(515)
State Revenue Sharing Proceeds	4,700	2,350	2,593	243
Administrative Fees	10,500	5,250	6,642	1,392
Other Public Safety Chrgs/Fees	2,500	1,250	2,025	775
Garbage/Solid Waste Revenue	3,600	1,800	96,433	94,633
Other Operating Revenues	13,200	6,600	5,439	(1,161)
Judgements and Fines	-	-	301	301
Developer Contribution	1,512,933	-	-	-
Lien Search Fee	-	-	1,663	1,663
<b>TOTAL REVENUES</b>	<b>3,048,700</b>	<b>1,326,817</b>	<b>1,389,826</b>	<b>63,009</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Legislative</u></b>				
Mayor/Council Stipend	146,400	73,200	73,200	-
FICA Taxes	11,200	5,600	5,600	-
ProfServ-Legislative Expense	24,000	-	-	-
Public Officials Insurance	3,900	3,900	4,025	(125)
Misc-Event Expense	25,000	-	-	-
Council Expenses	15,000	7,500	4,745	2,755
Dues, Licenses, Subscriptions	1,900	1,395	1,395	-
<b>Total Legislative</b>	<b>227,400</b>	<b>91,595</b>	<b>88,965</b>	<b>2,630</b>
<b><u>City Manager</u></b>				
Contracts-City Manager	222,900	111,450	111,450	-
Office Supplies	15,500	7,750	6,237	1,513
Dues, Licenses, Subscriptions	2,200	1,868	1,868	-
<b>Total City Manager</b>	<b>240,600</b>	<b>121,068</b>	<b>119,555</b>	<b>1,513</b>

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending March 31, 2021

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b><u>City Clerk</u></b>				
ProfServ-Web Site Maintenance	18,000	9,000	5,900	3,100
Contracts-City Clerk	125,100	62,550	62,550	-
Postage and Freight	1,400	700	645	55
Printing	22,500	11,250	1,564	9,686
Legal Advertising	28,200	14,100	10,719	3,381
Miscellaneous Services	-	-	300	(300)
Dues, Licenses, Subscriptions	1,400	1,400	2,281	(881)
<b>Total City Clerk</b>	<b>196,600</b>	<b>99,000</b>	<b>83,959</b>	<b>15,041</b>
<b><u>Finance</u></b>				
Auditing Services	5,300	-	-	-
Contracts-Finance	92,700	46,350	46,350	-
<b>Total Finance</b>	<b>98,000</b>	<b>46,350</b>	<b>46,350</b>	<b>-</b>
<b><u>Legal Counsel</u></b>				
ProfServ-Legal Services	404,000	201,990	201,990	-
Outside Legal Services	115,000	-	-	-
Miscellaneous Services	-	-	180	(180)
Miscellaneous Expenses	10,100	5,050	5,050	-
<b>Total Legal Counsel</b>	<b>529,100</b>	<b>207,040</b>	<b>207,220</b>	<b>(180)</b>
<b><u>Other Administrative Services</u></b>				
ProfServ-Info Technology	144,700	72,350	83,459	(11,109)
ProfServ-Compliance Service	25,000	-	-	-
Contracts-Admin. Service	158,700	79,350	79,350	-
Misc-Public Relations	50,000	-	-	-
General Government	115,000	3,023	3,023	-
Emergency Comm. Program	25,000	-	-	-
<b>Total Other Administrative Services</b>	<b>518,400</b>	<b>154,723</b>	<b>165,832</b>	<b>(11,109)</b>
<b><u>Facility Services</u></b>				
Telephone, Cable & Internet Service	21,200	10,600	7,795	2,805
Lease - Copier	20,500	10,250	8,309	1,941
Lease - Building	12,500	500	500	-
Insurance (Liab,Auto,Property)	4,000	4,000	4,088	(88)
Miscellaneous Services	1,200	600	1,050	(450)
Cleaning Services	43,500	15,405	15,405	-
Principal-Capital Lease	7,600	3,695	3,079	616
Interest-Capital Lease	2,600	1,395	1,177	218
<b>Total Facility Services</b>	<b>113,100</b>	<b>46,445</b>	<b>41,403</b>	<b>5,042</b>



**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending March 31, 2021

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b><u>Community Services</u></b>				
Contracts-Solid Waste	-	-	112,119	(112,119)
Contracts-Sheriff	662,000	331,000	325,000	6,000
Electricity	43,300	21,650	40,479	(18,829)
R&M-Community Maintenance	26,700	13,350	13,350	-
Operating Supplies	25,000	12,500	27,238	(14,738)
<b>Total Community Services</b>	<b>757,000</b>	<b>378,500</b>	<b>518,186</b>	<b>(139,686)</b>
<b><u>Other Fees and Charges</u></b>				
Misc-Contingency	134,000	2,184	2,184	-
<b>Total Other Fees and Charges</b>	<b>134,000</b>	<b>2,184</b>	<b>2,184</b>	<b>-</b>
<b><u>Reserves</u></b>				
1st Quarter Operating Reserves	234,500	-	-	-
<b>Total Reserves</b>	<b>234,500</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>TOTAL EXPENDITURES &amp; RESERVES</b>	<b>3,048,700</b>	<b>1,146,905</b>	<b>1,273,654</b>	<b>(126,749)</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	179,912	116,172	(63,740)
Net change in fund balance	\$ -	\$ 179,912	\$ 116,172	\$ (63,740)
<b>FUND BALANCE, BEGINNING (OCT 1, 2020)</b>	<b>203,563</b>	<b>203,563</b>	<b>203,563</b>	
<b>FUND BALANCE, ENDING</b>	<b>\$ 203,563</b>	<b>\$ 383,475</b>	<b>\$ 319,735</b>	

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending March 31, 2021

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ -	\$ 1,964	\$ 1,964
Donations	150,000	75,000	505,500	430,500
<b>TOTAL REVENUES</b>	<b>150,000</b>	<b>75,000</b>	<b>507,464</b>	<b>432,464</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Public Assistance</u></b>				
Misc-Admin Fee (%)	11,300	5,650	6,642	(992)
Assistance Program	138,700	-	-	-
<b>Total Public Assistance</b>	<b>150,000</b>	<b>5,650</b>	<b>6,642</b>	<b>(992)</b>
<b>TOTAL EXPENDITURES</b>	<b>150,000</b>	<b>5,650</b>	<b>6,642</b>	<b>(992)</b>
Excess (deficiency) of revenues Over (under) expenditures	-	69,350	500,822	431,472
Net change in fund balance	\$ -	\$ 69,350	\$ 500,822	\$ 431,472
<b>FUND BALANCE, BEGINNING (OCT 1, 2020)</b>	<b>1,423,461</b>	<b>1,423,461</b>	<b>1,423,461</b>	
<b>FUND BALANCE, ENDING</b>	<b>\$ 1,423,461</b>	<b>\$ 1,492,811</b>	<b>\$ 1,924,283</b>	

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending March 31, 2021

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b>REVENUES</b>				
Building Permits	\$ 1,159,200	\$ 579,600	\$ 1,161,625	\$ 582,025
Reinspection Fees	8,600	4,300	21,750	17,450
Building Permits - Surcharge	2,000	1,000	3,910	2,910
Other Building Permit Fees	15,000	7,500	39,000	31,500
Building Permits - Admin Fee	64,400	32,200	75,790	43,590
Engineering Permits	590,900	295,450	364,849	69,399
Planning & Zoning Permits	231,000	115,500	38,825	(76,675)
<b>TOTAL REVENUES</b>	<b>2,071,100</b>	<b>1,035,550</b>	<b>1,705,749</b>	<b>670,199</b>
<b>EXPENDITURES</b>				
<b>Comprehensive Planning</b>				
ProfServ-Engineering	562,900	281,450	146,341	135,109
ProfServ-Info Technology	28,100	14,050	25,000	(10,950)
ProfServ-Planning/Zoning Board	231,000	115,500	130,209	(14,709)
ProfServ-Consultants	28,000	14,000	4,325	9,675
ProfServ-Building Permits	1,219,900	609,950	560,303	49,647
Telephone, Cable & Internet Service	1,200	600	572	28
Lease - Copier	-	-	1,891	(1,891)
Printing	-	-	271	(271)
Office Supplies	-	-	200	(200)
<b>Total Comprehensive Planning</b>	<b>2,071,100</b>	<b>1,035,550</b>	<b>869,112</b>	<b>166,438</b>
<b>TOTAL EXPENDITURES</b>	<b>2,071,100</b>	<b>1,035,550</b>	<b>869,112</b>	<b>166,438</b>
Excess (deficiency) of revenues Over (under) expenditures	-	-	836,637	836,637
Net change in fund balance	\$ -	\$ -	\$ 836,637	\$ 836,637
<b>FUND BALANCE, BEGINNING (OCT 1, 2020)</b>	-	-	-	
<b>FUND BALANCE, ENDING</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 836,637</b>	

# **City of Westlake**

## **Supporting Schedules**

**March 31, 2021**

### Cash and Investment Report

March 31, 2021

**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	\$1,184,841
Money Market	BankUnited	MMA	0.20%	\$778,607
		<b>Subtotal</b>		<b>\$1,963,448</b>

**SPECIAL REVENUE FUND**

Money Market	BankUnited	MMA	0.20%	\$1,695,137
		<b>Subtotal</b>		<b>\$1,695,137</b>
		<b>Total</b>		<b>\$3,658,585</b>

# City of Westlake

## Bank Reconciliation

**Bank Account No.** 0300 Bank United GF  
**Statement No.** 0321  
**Statement Date** 3/31/2021

<b>G/L Balance (LCY)</b>	1,184,841.29	<b>Statement Balance</b>	1,186,863.50
<b>G/L Balance</b>	1,184,841.29	<b>Outstanding Deposits</b>	0.00
<b>Positive Adjustments</b>	0.00		
	<hr/>		
<b>Subtotal</b>	1,184,841.29	<b>Subtotal</b>	1,186,863.50
<b>Negative Adjustments</b>	0.00	<b>Outstanding Checks</b>	2,022.21
	<hr/>	<b>Differences</b>	0.00
<b>Ending G/L Balance</b>	1,184,841.29	<b>Ending Balance</b>	1,184,841.29
<b>Difference</b>	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
<b>Outstanding Checks</b>						
2/25/2021	Payment	8575	RENEE CONYERS	447.05	0.00	447.05
3/22/2021	Payment	8594	MILNER INC LEASE	1,164.84	0.00	1,164.84
3/30/2021	Payment	8598	OFFICE DEPOT	95.19	0.00	95.19
3/30/2021	Payment	8599	GREATAMERICA FINANCIAL SERVICES CO	315.13	0.00	315.13
<b>Total Outstanding Checks.....</b>				<b>2,022.21</b>		<b>2,022.21</b>

# **City of Westlake**

**Check Register**

**March 1-31, 2021**

**Payment Register by Fund  
For the Period from 03/1/2021 to 3/31/2021  
(Sorted by Check / ACH No.)**

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<b>GENERAL FUND - 001</b>								
001	8576	03/01/21	LAW OFFICES OF PAM E. BOOKER, ESQ	2021-3	3/2021 LEGAL SERVICE	Miscellaneous Enxpenses	549999-51401	\$841.62
001	8576	03/01/21	LAW OFFICES OF PAM E. BOOKER, ESQ	2021-3	3/2021 LEGAL SERVICE	ProfServ-Legal Services	531023-51401	\$33,665.00
001	8577	03/01/21	PBC SHERIFF'S OFFICE	68225	3/2021 LAW ENFORCEMENT SERVICE	Contracts-Sheriff	534100-52902	\$54,166.67
001	8579	03/01/21	AVATARA PARTNERS LLC	10250	3/21 CLOUD SERVICE	ProServ-Info Technology	531020-51905	\$5,322.00
001	8579	03/01/21	AVATARA PARTNERS LLC	10250	3/21 CLOUD SERVICE	Due to Other Districts	206500	\$1,774.00
001	8580	03/01/21	NETONE TECHNOLOGIES, INC	8797	3/2021 PPD BLOCK/ARCHIVING	ProServ-Info Technology	531020-51905	\$1,057.50
001	8581	03/10/21	T-MOBILE USA, INC.	63851-022121	ACCT# 955763851 1/21-2/20/21	Telephone, Cable and Internet Services	541016-51906	\$870.41
001	8583	03/10/21	OFFICE DEPOT	158996068001	MISC OFFICE SUPPLIES	Office Supplies	551002-51306	\$94.30
001	8583	03/10/21	OFFICE DEPOT	159013845001	FABREZE	Office Supplies	551002-51306	\$11.97
001	8585	03/10/21	FLORIDA TECHNICAL CONSULTANTS	1132	GIS SUPPORT SERVICES 2/2021	ProServ-Info Technology	531020-51905	\$9,192.75
001	8585	03/10/21	FLORIDA TECHNICAL CONSULTANTS	1132	GIS SUPPORT SERVICES 2/2021	Due from Other Districts	133500	\$3,939.75
001	8586	03/10/21	FLORIDA VENDORS ASSOCIATION	1540	2/2021 BACK OFFICE/ CHAMBERS CLEANING	Cleaning Services	551008-51906	\$1,825.00
001	8586	03/10/21	FLORIDA VENDORS ASSOCIATION	1539	2/2021 MAIN OFFICE CLEANING	Cleaning Services	551008-51906	\$600.00
001	8587	03/10/21	MILNER INC SERVICE	888964	COPIES	Printing	547006-51307	\$801.94
001	8587	03/10/21	MILNER INC SERVICE	888964	COPIES	Due to Other Districts	206500	\$200.48
001	8588	03/10/21	ADVANCED DISPOSAL	TLAKE-030321	2/2021 RESIDENTIAL SOLID WASTE COLLECTION	Contracts-Solid Waste	534038-52902	\$20,991.80
001	8589	03/10/21	CIT BANK, N.A.	37296946	TOSHIBA COPIER LEASE 3/21	Lease-Copier	544008-51906	\$529.19
001	8589	03/10/21	CIT BANK, N.A.	37296946	TOSHIBA COPIER LEASE 3/21	Due to Other Districts	206500	\$132.30
001	8590	03/10/21	INTERNATIONAL INSTITUTE FOR LEADERSHIP	003	2/2021 CONFLICT MGMT. MEETINGS	General Government	549109-51905	\$500.00
001	8591	03/11/21	DAVID DELGADO	3009	CAMERA STUFF BULLET/DOME IP CMERA WITH IR	Telephone, Cable and Internet Services	541016-51906	\$230.00
001	8592	03/22/21	INFRAMARK, LLC	61531	3/2021 MANAGEMENT SERVICE	Contracts-City Manager	534381-51306	\$18,575.00
001	8592	03/22/21	INFRAMARK, LLC	61531	3/2021 MANAGEMENT SERVICE	Contracts-City Clerk	534379-51307	\$10,425.00
001	8592	03/22/21	INFRAMARK, LLC	61531	3/2021 MANAGEMENT SERVICE	Contracts-Finance	534376-51308	\$7,725.00
001	8592	03/22/21	INFRAMARK, LLC	61531	3/2021 MANAGEMENT SERVICE	Contracts-Admin Service	534375-51905	\$13,225.00
001	8592	03/22/21	INFRAMARK, LLC	61531	3/2021 MANAGEMENT SERVICE	Postage and Freight	541006-51307	\$24.29
001	8592	03/22/21	INFRAMARK, LLC	61531	3/2021 MANAGEMENT SERVICE	ProfServ-Web Site Maintenance	531094-51307	\$383.33
001	8593	03/22/21	OFFICE DEPOT	160612687001	MISC OFFICE SUPPLIES	Office Supplies	551002-51306	\$61.30
001	8593	03/22/21	OFFICE DEPOT	159013844001	CUPS	Office Supplies	551002-51306	\$34.76
001	8593	03/22/21	OFFICE DEPOT	157705551001	FILE CABINETS(2)	Office Supplies	551002-51306	\$906.47
001	8593	03/22/21	OFFICE DEPOT	162661239001	MISC OFFICE SUPPLIES	Office Supplies	551002-51306	\$104.61
001	8594	03/22/21	MILNER INC LEASE	71665885	COPIER LEASE W FIN CHG/LATE FEE 3/1-3/31/2021	Lease - Copier	544008-51906	\$857.34
001	8594	03/22/21	MILNER INC LEASE	71665885	COPIER LEASE W FIN CHG/LATE FEE 3/1-3/31/2021	Due To Other Districts	206500	\$214.33
001	8594	03/22/21	MILNER INC LEASE	71665885	COPIER LEASE W FIN CHG/LATE FEE 3/1-3/31/2021	Miscellaneous Services	549001-51906	\$53.59
001	8594	03/22/21	MILNER INC LEASE	71665885	COPIER LEASE W FIN CHG/LATE FEE 3/1-3/31/2021	Miscellaneous Services	549001-51906	\$39.58
001	8597	03/22/21	NEW HORIZON COMMUNICATIONS CORP	1494845	IP CURCUIT/IP COORD ACCESS 1/29-3/31	ProServ-Info Technology	531020-51301	\$3,080.82
001	8598	03/30/21	OFFICE DEPOT	158327259001	MISC OFFICE SUPPLIES	Office Supplies	551002-51306	\$91.57
001	8598	03/30/21	OFFICE DEPOT	162661239002	CLIPBOARD	Office Supplies	551002-51306	\$3.62
001	DD555	03/04/21	CARD SERVICES CENTER ACH	02072021-0935	PURCHASES FOR 1/22-2/15/2021	PAPER	551002-51306	\$99.99
001	DD555	03/04/21	CARD SERVICES CENTER ACH	02072021-0935	PURCHASES FOR 1/22-2/15/2021	SPEAKERS	551002-51306	\$89.99
001	DD555	03/04/21	CARD SERVICES CENTER ACH	02072021-0935	PURCHASES FOR 1/22-2/15/2021	J2 FAX SERVICE	554020-51306	\$16.95
001	DD555	03/04/21	CARD SERVICES CENTER ACH	02072021-0935	PURCHASES FOR 1/22-2/15/2021	PALM BEACH POST	554020-51306	\$68.16
001	DD555	03/04/21	CARD SERVICES CENTER ACH	02072021-0935	PURCHASES FOR 1/22-2/15/2021	FL LEAGUE OF MAYORS FY21	554020-51101	\$350.00
001	DD555	03/04/21	CARD SERVICES CENTER ACH	02072021-0935	PURCHASES FOR 1/22-2/15/2021	DRI CISCO WEBEX	554020-51307	\$39.90
001	DD555	03/04/21	CARD SERVICES CENTER ACH	02072021-0935	PURCHASES FOR 1/22-2/15/2021	SHUTTERSTOCK	554020-51307	\$29.00
001	DD555	03/04/21	CARD SERVICES CENTER ACH	02072021-0935	PURCHASES FOR 1/22-2/15/2021	ADOBE ACROBAT PRO	554020-51307	\$179.88
001	DD555	03/04/21	CARD SERVICES CENTER ACH	02072021-0935	PURCHASES FOR 1/22-2/15/2021	FL INST OF GOV WEBINAR (CLERK)	549109-51905	\$225.00
001	DD555	03/04/21	CARD SERVICES CENTER ACH	02072021-0935	PURCHASES FOR 1/22-2/15/2021	ELEV8HOPE DONATION	549170-51101	\$321.52
001	DD555	03/04/21	CARD SERVICES CENTER ACH	02072021-0935	PURCHASES FOR 1/22-2/15/2021	HOLLAND SCHOLARSHIP DONATION	549170-51101	\$1,000.00
001	DD561	03/02/21	FPL	02182021-02039 ACH	ACCT# 51575-02039 1/21-2/19/2021	Electricity	543075-52902	\$74.97
001	DD562	03/01/21	FPL	02182021-00227 ACH	ACCT# 78436-00227 1/20-2/18/2021	Electricity	543075-52902	\$81.52



**Payment Register by Fund**  
**For the Period from 03/1/2021 to 3/31/2021**  
**(Sorted by Check / ACH No.)**

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
001	DD565	03/17/21	COMCAST	02262021-4953 ACH	8535114070674953 3/1-3/29/21	Telephone, Cable and Internet Services	541016-51906	\$409.72
001	DD566	03/17/21	COMCAST	02262021-4961 ACH	ACCT# 8535 11 407 0674961 3/1-3/29/2021	Telephone, Cable and Internet Services	541016-51906	\$561.88
001	DD567	03/19/21	FPL	03082021-99121 ACH	ACCT# 09796-99121 2/5-3/8/21	Electricity	543075-52902	\$97.69
001	DD568	03/30/21	FPL	03192021-00227 ACH	ACCT# 78436-00227 2/18-3/19/2021	Electricity	543075-52902	\$79.57
001	DD583	03/19/21	FPL	03082021-89127 ACH	ACCT# 61367-89127 2/5-3/8/2021	Electricity	543075-52902	\$87.22
001	DD556	03/05/21	KARA S. CRUMP	PAYROLL	March 05, 2021 Payroll Posting			\$2,787.98
001	DD557	03/05/21	KATRINA L. LONG	PAYROLL	March 05, 2021 Payroll Posting			\$2,787.98
001	DD558	03/05/21	ROGER B MANNING	PAYROLL	March 05, 2021 Payroll Posting			\$2,830.98
001	DD559	03/05/21	JOHNPAUL O'CONNOR	PAYROLL	March 05, 2021 Payroll Posting			\$923.50
001	DD560	03/05/21	PATRIC S. PAUL	PAYROLL	March 05, 2021 Payroll Posting			\$923.50
							<b>Fund Total</b>	<b>\$206,619.19</b>

**SPECIAL REVENUE FUND - HOUSING ASSISTANCE PROGRAM - 101**

101	1002	03/10/21	CITY OF WESTLAKE	030421	ADMIN FEE DEPOSITS FY21 YTD @ 2/28/2021	Misc-Admin Fee (%)	549005-56400	\$6,642.01
							<b>Fund Total</b>	<b>\$6,642.01</b>

**SPECIAL REVENUE FUND - COMPREHENSIVE PLANNING SVCS - 102**

102	8578	03/01/21	MARK DUBOIS	18315	PROFESSIONAL SERVICE 2/2021	ProfServ-Consultants	531075-51501	\$350.00
102	8582	03/10/21	NOVA ENGINEERING AND	0248972	PROFESSIONAL SERVICE 2/1-2/28/2021	ProfServ-Building Permits	531091-51501	\$80,508.75
102	8584	03/10/21	PBC FINANCE DEPARTMENT	022821	IMPACT FEES 2/2021	Other Current Liabilities	229000	\$251,688.65
102	8595	03/22/21	A&J BUSINESS SOLUTIONS INC	TLAKE-030521	LOT 9 MEADOWS TUG REQUEST NOT READY	Other Building Permit Fees	322111	\$150.00
102	8596	03/22/21	AT&T MOBILITY	87298217522X03092021	ACCT# 58998007 2/2-3/1/2021	Telephone, Cable and Internet Services	541016-51501	\$95.39
102	8599	03/30/21	GREATAMERICA FINANCIAL SERVICES CORP	28948300	KONICA LEASE 3/2021	Lease-Copier	544008-51501	\$315.13
							<b>Fund Total</b>	<b>\$333,107.92</b>

**Total Checks Paid**    **\$546,369.12**

**File Attachments for Item:**

A. Final Plat for Cresswind Palm Beach Phase 3

**Submitted By:** Engineering

**RESOLUTION 2021-11**

**A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, APPROVING THE FINAL PLAT FOR CRESSWIND PALM BEACH PHASE 3, BEING A REPLAT OF A PORTION OF TRACT O.S.T. 20, CRESSWIND PALM BEACH PHASE 2, AS RECORDED IN PLAT BOOK 130, PAGES 199 THROUGH 205 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND A PORTION OF SECTIONS 6 AND 7, TOWNSHIP 43 SOUTH, RANGE 41 EAST AND SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY FLORIDA, PROVIDING FOR RECORDATION, PROVIDING FOR AN EFFECTIVE DATE.**



# Meeting Agenda Item Coversheet

<b>MEETING DATE:</b>		May 10, 2021	<b>Submitted By:</b> Engineering	
<b>SUBJECT:</b> <i>This will be the name of the Item as it will appear on the Agenda</i>		A Resolution for the Final Plat Cresswind Palm Beach Phase 3		
<b>STAFF RECOMMENDATION:</b> (MOTION READY)		Motion to approve Resolution 2021-11, the final plat for Cresswind Palm Beach Phase 3		
<b>SUMMARY and/or JUSTIFICATION:</b>		The City of Westlake has the exclusive jurisdiction to approve the plat pursuant to Florida Statutes, §177.071. The application has been reviewed and approved by a Professional Surveyor and Mapper for the City of Westlake, and said Surveyor and Mapper has found the application to be consistent with the requirement under Florida Statutes, Chapter 177. The plat includes 170 single family residential lots. The plat has been reviewed and approved by the City Engineer, SID, and the City Attorney.		
<b>SELECT, if applicable</b>	<b>AGREEMENT:</b>		<b>BUDGET:</b>	
	<b>STAFF REPORT:</b>	X	<b>PROCLAMATION:</b>	
	<b>EXHIBIT(S):</b>	X	<b>OTHER:</b>	
<b>IDENTIFY EACH ATTACHMENT.</b> <i>For example, an agreement may have 2 exhibits, identify the agreement and Exhibit A and Exhibit B</i>	Agenda Item Cover Sheet Staff Report Resolution Legal Description Plat Boundary Survey Approval Letter(s)			
<b>SELECT, if applicable</b>	<b>RESOLUTION:</b>	X	<b>ORDINANCE:</b>	
<b>IDENTIFY FULL RESOLUTION OR ORDINANCE TITLE</b> <i>(if Item is <u>not</u> a Resolution or Ordinance, please erase all default text from this field's textbox and leave blank)</i>	<b>A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, APPROVING THE FINAL PLAT FOR CRESSWIND PALM BEACH PHASE 3, BEING A REPLAT OF A PORTION OF TRACT O.S.T. 20, CRESSWIND PALM BEACH PHASE 2, AS RECORDED IN PLAT BOOK 130, PAGES 199 THROUGH 205 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND A PORTION OF SECTIONS 6 AND 7, TOWNSHIP 43 SOUTH, RANGE 41 EAST AND SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY FLORIDA, PROVIDING FOR RECORDATION, PROVIDING FOR AN EFFECTIVE DATE.</b>			
<b>FISCAL IMPACT (if any):</b>				\$

**RESOLUTION 2021-11**

**A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, APPROVING THE FINAL PLAT FOR CRESSWIND PALM BEACH PHASE 3, BEING A REPLAT OF A PORTION OF TRACT O.S.T. 20, CRESSWIND PALM BEACH PHASE 2, AS RECORDED IN PLAT BOOK 130, PAGES 199 THROUGH 205 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND A PORTION OF SECTIONS 6 AND 7, TOWNSHIP 43 SOUTH, RANGE 41 EAST AND SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY FLORIDA, PROVIDING FOR RECORDATION, PROVIDING FOR AN EFFECTIVE DATE.**

---

**WHEREAS**, KH Westlake, LLC, a Florida Limited Liability Company, as the Owner has requested approval for the Cresswind Palm Beach Phase 3, being a replat of a portion of Tract O.S.T. 20, Cresswind Palm Beach Phase 2, as recorded in Plat Book 130, Pages 199 Through 205 of the Public Records of Palm Beach County, Florida and portion of Sections 6 and 7, Township 43 South, Range 41 East and a portion of Section 12, Township 43 South, Range 40 East, City of Westlake, Palm Beach County Florida, in the City of Westlake, Palm Beach County, containing approximately 51.4294 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 Cresswind Palm Beach Phase 3, as described in the attached Exhibit "A", containing approximately 51.4294 acres, which is located in the City of Westlake, and in Palm Beach County, Florida.

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

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

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

**PASSED AND APPROVED** by City Council for the City of Westlake, on this \_\_\_\_ day of April, 2021.

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

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

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

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



## CITY OF WESTLAKE

### Engineering Department

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

---

**DATE:** 4/13/2021  
**PETITION NUMBER:** ENG-2021-03  
**DESCRIPTION:** Cresswind Palm Beach (Pod P) Phase 3 - Plat  
**APPLICANT:** Cotleur-Hearing  
**OWNER:** KH Westlake, LLC  
**REQUEST:** Plat Review  
**LOCATION:** Westlake, Florida

**STAFF REVIEW:** **RECOMMENDED APPROVAL – REVISED**

This is the third review of this Plat. This review is done for compliance with Chapters 177, 5J-17, Florida Statutes, and the City of Westlake's codes and ordinances. We have reviewed the changes made to the plat as set forth in Mr. David Lindley's letter of April 6, 2021 from Caulfield & Wheeler, Inc. to the City of Westlake's Engineering Department. We find that these changes do not in any way change or amend our previous opinion that the plat is in compliance with Chapters 177, 5J-17, Florida Statutes. We can therefore continue to recommend that the plat be approved for recording.

---

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

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



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

## STAFF MEMORANDUM

**DATE:** 4/19/2021  
**PETITION NO.:** ENG-2021-03  
**DESCRIPTION:** Review of Plat for Cresswind Palm Beach (Pod P-1) Phase 3  
**APPLICANT:** Cotleur and Hearing  
**OWNER:** KH Westlake, LLC  
**REQUEST:** Applicant (KH Westlake, LLC) is requesting approval of the Plat for Cresswind Palm Beach (Pod P-1) Phase 3

### Final Recommendation

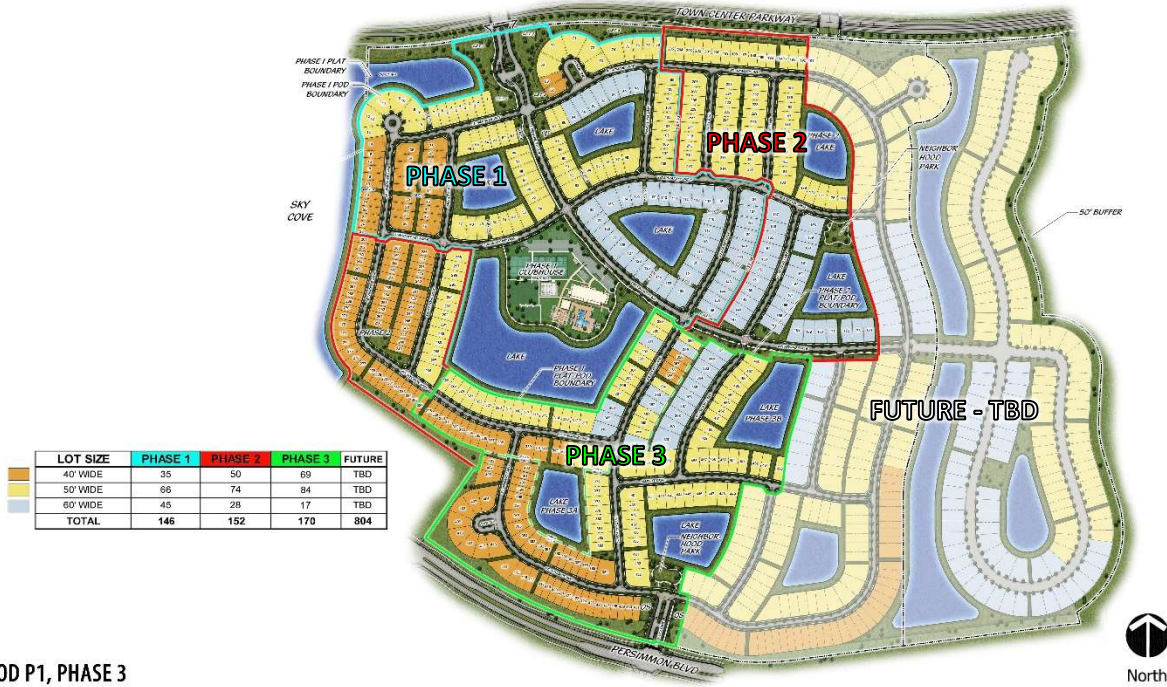
The Office of the City Engineer has reviewed the documents associated with the application referenced above and recommends approval by the Council. Approval by the Seminole Improvement District's Engineering Department and Board of Supervisors is scheduled for May 3, 2021.

### Discussion

Phase 3 of Pod P-1 (Cresswind of Palm Beach) will contain 170 dwelling units and 51.4294 acres of land. Pod P-1 is situated in the central portion of the TTD, east of Seminole Pratt Whitney Road, south of Town Center Parkway, and north of Persimmon Boulevard. Pod P-1 has a Residential 2 land use designation and R-2 TTD/TND zoning designation and is approved for 195.14 acres and 651 single family detached homes, as described in the Final Master Plan. The subject request is for Phase 3 only, and depicted in the graphics below.

### Location Maps





**POD P1, PHASE 3**

Pod P-1 is an active adult community and will include a variety of single-family products with three different lot sizes. Phase 3 of the development proposes 40-foot, 50-foot, and 60-foot-wide lots with a depth of 135 feet. The community will have a net density of 3.47 dwelling units per acre. To enhance diversity and character of the community, varying lot sizes are interspersed with each other. The homes will front on a series of lakes and greenspaces. All drainage and water management systems will be owned and operated by SID. It is proposed that Pod P runoff be directed to on-site inlets and storm sewer and the connected to the Master Drainage System for water quality treatment and attenuation.

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

**Review Criteria**

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

**Conclusion**

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



**Exhibit "A"**  
**Legal Description**  
**Cresswind Palm Beach Phase 3**

BEGINNING AT THE NORTHEAST CORNER OF TRACT W-5, CRESSWIND PALM BEACH PHASE 1, AS RECORDED IN PLAT BOOK 128, PAGES 96 THROUGH 105 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; SAID POINT BEING THE BEGINNING OF A CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N.32°22'33"E., A RADIAL DISTANCE OF 1,670.00 FEET; THENCE SOUTHEASTERLY ALONG THE SOUTH LINE OF SAID CRESSWIND PALM BEACH PHASE 1 ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 03°36'14", A DISTANCE OF 105.04 FEET; THENCE S.15°20'22"E. ALONG THE SOUTH LINE OF SAID CRESSWIND PALM BEACH PHASE 1, A DISTANCE OF 34.53 FEET; THENCE S.63°02'55"E. ALONG THE SOUTH LINE OF SAID CRESSWIND PALM BEACH PHASE 1, A DISTANCE OF 56.14 FEET; THENCE S.30°58'41"W., A DISTANCE OF 8.77 FEET; THENCE S.59°01'19"E., A DISTANCE OF 150.00 FEET; THENCE N.30°58'41"E., A DISTANCE OF 39.07 FEET; THENCE S.59°01'19"E., A DISTANCE OF 157.67 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N.55°03'38"W., A RADIAL DISTANCE OF 122.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 11°40'08", A DISTANCE OF 24.85 FEET; THE PREVIOUS FIVE COURSES AND DISTANCES ARE ALONG THE SOUTH LINE OF SAID CRESSWIND PALM BEACH PHASE 2; THENCE N.28°09'40"W., A DISTANCE OF 34.77 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF SAID TRACT O.S.T. 20 AND A POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N.16°19'54"E., A RADIAL DISTANCE OF 1670.00 FEET, THENCE EASTERLY ALONG SAID NORTH LINE OF TRACT O.S.T. 20 ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 03°38'13", A DISTANCE OF 106.00 FEET; THENCE S.59°56'06"W, A DISTANCE OF 35.16 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF SAID O.S.T. 20; THENCE S.69°48'37"E., DISTANCE OF 129.18 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N.70°12'01"W., A RADIAL DISTANCE OF 380.41 FEET; THENCE NORTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 06°39'03", A DISTANCE OF 44.16 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N.09°05'04"E., A RADIAL DISTANCE OF 1,670.00 FEET; THENCE EASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 07°26'20", A DISTANCE OF 216.82 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N.88°42'26"E., A RADIAL DISTANCE OF 2028.54 FEET, THE PREVIOUS THREE COURSES AND DISTANCES ARE ALONG THE SOUTH LINE OF SAID CRESSWIND PALM BEACH PHASE 2; THENCE SOUTHERLY ALONG THE LAST DESCRIBED CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 00°41'55", A DISTANCE OF 24.74 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES S.89°40'14"W., A RADIAL DISTANCE OF 196.92 FEET; THENCE SOUTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 18°24'54", A DISTANCE OF 63.29 FEET; THENCE S.16°16'48"W., A DISTANCE OF 317.01 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES S.73°24'03"E., A RADIAL DISTANCE OF 1,295.47 FEET; THENCE SOUTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 13°06'43", A DISTANCE OF 296.46 FEET; THENCE S.10°53'13"W., A DISTANCE OF 56.01 FEET; THENCE S.57°18'31"W., A DISTANCE OF 35.62 FEET; THENCE N.78°06'51"W., A DISTANCE OF 56.00 FEET; THENCE N.33°06'51"W., A DISTANCE OF 35.36 FEET; THENCE N.78°06'51"W., A DISTANCE OF 24.70 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 1,172.00 FEET AND A CENTRAL ANGLE OF 03°55'43"; THENCE WESTERLY ALONG THE ARC A DISTANCE OF 80.36 FEET; THENCE S.11°53'09"W., A DISTANCE OF 199.93 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 742.00 FEET AND A CENTRAL ANGLE OF 22°44'41"; THENCE SOUTHWESTERLY ALONG THE ARC A DISTANCE OF 294.55 FEET; THENCE S.34°37'50"W., A DISTANCE OF 49.53 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES S.25°04'33"W., A RADIAL DISTANCE OF 458.00 FEET; THENCE WESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 09°51'49", A DISTANCE OF 78.85 FEET; THENCE N.74°47'16"W., A DISTANCE OF 56.57 FEET; THENCE S.15°12'44"W., A DISTANCE OF 130.00 FEET; THENCE S.74°47'16"E., A DISTANCE OF 50.00 FEET; THENCE S.06°43'42"W., A DISTANCE OF 56.63 FEET;

THENCE S.15°35'19"W., A DISTANCE OF 241.18 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF PERSIMMON BOULEVARD EAST- PLAT 3, AS RECORDED IN ROAD PLAT BOOK 12, PAGES 158 THROUGH 160 OF SAID PUBLIC RECORDS; THENCE N.75°15'28"W. ALONG SAID NORTH LINE AND THE NORTH LINE OF PERSIMMON BOULEVARD EAST- PLAT 2, AS RECORDED IN PLAT BOOK 128, PAGES 16 THROUGH 19 OF SAID PUBLIC RECORDS, A DISTANCE OF 117.03 FEET; THENCE S.14°45'31"W. ALONG THE NORTH LINE OF PERSIMMON BOULEVARD EAST - PLAT 2, A DISTANCE OF 11.00 FEET; THENCE N.75°14'29"W., ALONG THE NORTH LINE OF PERSIMMON BOULEVARD EAST- PLAT 2 AND THE WESTERLY PROJECTION THEREOF, A DISTANCE OF 204.37 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 2,797.00 FEET AND A CENTRAL ANGLE OF 19°52'51"; THENCE NORTHWESTERLY ALONG THE ARC A DISTANCE OF 970.52 FEET; THENCE N.55°21'38"W., A DISTANCE OF 213.23 FEET; THENCE N.34°38'22"E., A DISTANCE OF 470.25 FEET; THENCE S.67°44'31"E., A DISTANCE OF 25.73 FEET; THENCE N.14°36'19"E., A DISTANCE OF 100.00 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES N.15°05'17"E., A RADIAL DISTANCE OF 858.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 19°33'05", A DISTANCE OF 292.78 FEET; THENCE N.55°21'38"W., A DISTANCE OF 158.27 FEET; THENCE N.34°38'22"E., A DISTANCE OF 130.00 FEET; THENCE S.55°21'38"E., A DISTANCE OF 40.06 FEET; THENCE N.34°38'22"E., A DISTANCE OF 186.00 FEET, THE PREVIOUS SEVEN COURSES AND DISTANCES ARE ALONG THE EASTERLY BOUNDARY LINE OF SAID CRESSWIND PALM BEACH PHASE 2; THENCE S.55°21'30"E., A DISTANCE OF 118.19 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 542.00 FEET AND A CENTRAL ANGLE OF 25°17'11"; THENCE EASTERLY ALONG THE ARC A DISTANCE OF 239.20 FEET; THENCE S.80°38'41"E., A DISTANCE OF 496.13 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES S.69°28'42"E., A RADIAL DISTANCE OF 1,083.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 10°27'25", A DISTANCE OF 197.66 FEET; THENCE N.30°58'43"E., A DISTANCE OF 449.55 FEET TO THE POINT OF BEGINNING, THE PREVIOUS FIVE COURSES AND DISTANCES ARE ALONG THE BOUNDARY LINES OF AFORESAID THE TRACT W-5.

CONTAINING 2,240,263 SQUARE FEET OR 51.4294 ACRES, MORE OR LESS

Exhibit 'B'  
CRESSWIND PALM BEACH PHASE 3  
PLAT

THIS PAGE WAS LEFT BLANK ON PURPOSE

# CRESSWIND PALM BEACH PHASE 3

BEING A REPLAT OF A PORTION OF O.S.T. 20, CRESSWIND PALM BEACH PHASE 2, AS RECORDED IN PLAT BOOK 130, PAGES 199 THROUGH 205 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND PORTIONS OF SECTIONS 6 AND 7, TOWNSHIP 43 SOUTH, RANGE 41 EAST, AND A PORTION OF SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA.

## DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT KH WESTLAKE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA, OWNER OF THE LANDS SHOWN HEREON AS CRESSWIND PALM BEACH PHASE 3, BEING A REPLAT OF A PORTION OF O.S.T. 20, CRESSWIND PALM BEACH PHASE 2, AS RECORDED IN PLAT BOOK 130, PAGES 199 THROUGH 205 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND PORTIONS OF SECTIONS 6 AND 7, TOWNSHIP 43 SOUTH, RANGE 41 EAST, AND A PORTION OF SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF TRACT W-5, CRESSWIND PALM BEACH PHASE 1, AS RECORDED IN PLAT BOOK 128, PAGES 96 THROUGH 105 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; SAID POINT BEING THE BEGINNING OF CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N.322'23"E., A RADIAL DISTANCE OF 1,670.00 FEET; THENCE SOUTHEASTERLY ALONG THE SOUTH LINE OF SAID CRESSWIND PALM BEACH PHASE 1 ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 03°36'14", A DISTANCE OF 105.04 FEET; THENCE S.15°20'22"E. ALONG THE SOUTH LINE OF SAID CRESSWIND PALM BEACH PHASE 1, A DISTANCE OF 34.53 FEET; THENCE S.63°02'55"E. ALONG THE SOUTH LINE OF SAID CRESSWIND PALM BEACH PHASE 1, A DISTANCE OF 56.14 FEET; THENCE S.30°58'41"W, A DISTANCE OF 8.77 FEET; THENCE S.59°01'19"E., A DISTANCE OF 150.00 FEET; THENCE N.30°58'41"E., A DISTANCE OF 39.07 FEET; THENCE S.59°01'19"E., A DISTANCE OF 157.67 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N.55°03'38"W., A RADIAL DISTANCE OF 122.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 11°40'08", A DISTANCE OF 24.85 FEET; THE PREVIOUS FIVE COURSES AND DISTANCES ARE ALONG THE SOUTH LINE OF SAID CRESSWIND PALM BEACH PHASE 2; THENCE N.28°09'40"W., A DISTANCE OF 34.77 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF SAID TRACT O.S.T. 20 AND A POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N.16°19'54"E., A RADIAL DISTANCE OF 1670.00 FEET, THENCE EASTERLY ALONG SAID NORTH LINE OF TRACT O.S.T. 20 ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 03°38'13", A DISTANCE OF 106.00 FEET; THENCE S.59°56'06"W, A DISTANCE OF 35.16 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF SAID O.S.T. 20; THENCE S.69°48'37"E., DISTANCE OF 129.18 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N.70°12'01"W., A RADIAL DISTANCE OF 380.41 FEET; THENCE NORTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 06°39'03", A DISTANCE OF 44.16 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N.09°05'04"E., A RADIAL DISTANCE OF 1,670.00 FEET; THENCE EASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 07°26'20", A DISTANCE OF 216.82 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N.88°42'26"E., A RADIAL DISTANCE OF 2028.54 FEET, THE PREVIOUS THREE COURSES AND DISTANCES ARE ALONG THE SOUTH LINE OF SAID CRESSWIND PALM BEACH PHASE 2; THENCE SOUTHERLY ALONG THE LAST DESCRIBED CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 00°41'55", A DISTANCE OF 24.74 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES S.89°40'14"W., A RADIAL DISTANCE OF 196.92 FEET; THENCE SOUTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 18°24'54", A DISTANCE OF 63.29 FEET; THENCE S.16°16'48"W., A DISTANCE OF 317.01 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES S.73°24'03"E., A RADIAL DISTANCE OF 1,295.47 FEET; THENCE SOUTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 13°06'43", A DISTANCE OF 296.46 FEET; THENCE S.10°53'13"W, A DISTANCE OF 56.01 FEET; THENCE S.57°18'31"W, A DISTANCE OF 35.62 FEET; THENCE N.78°06'51"W., A DISTANCE OF 56.00 FEET; THENCE N.33°09'51"W., A DISTANCE OF 35.36 FEET; THENCE N.78°06'51"W., A DISTANCE OF 24.70 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 1,172.00 FEET AND A CENTRAL ANGLE OF 03°55'43"; THENCE WESTERLY ALONG THE ARC A DISTANCE OF 80.36 FEET; THENCE S.11°53'09"W., A DISTANCE OF 199.93 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 742.00 FEET AND A CENTRAL ANGLE OF 22°44'41"; THENCE SOUTHWESTERLY ALONG THE ARC A DISTANCE OF 294.55 FEET; THENCE S.34°37'50"W., A DISTANCE OF 49.53 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES S.25°04'33"W., A RADIAL DISTANCE OF 458.00 FEET; THENCE WESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 09°51'49", A DISTANCE OF 78.85 FEET; THENCE N.74°47'16"W., A DISTANCE OF 56.57 FEET; THENCE S.15°12'44"W., A DISTANCE OF 130.00 FEET; THENCE S.74°47'16"E., A DISTANCE OF 50.00 FEET; THENCE S.06°43'42"W., A DISTANCE OF 56.63 FEET; THENCE S.15°35'19"W., A DISTANCE OF 241.18 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF PERSIMMON BOULEVARD EAST- PLAT 3, AS RECORDED IN ROAD PLAT BOOK 12, PAGES 158 THROUGH 160 OF SAID PUBLIC RECORDS; THENCE N.75°15'26"W, ALONG SAID NORTH LINE AND THE NORTH LINE OF PERSIMMON BOULEVARD EAST- PLAT 2, AS RECORDED IN PLAT BOOK 128, PAGES 16 THROUGH 19 OF SAID PUBLIC RECORDS, A DISTANCE OF 117.03 FEET; THENCE S.14°45'31"W, ALONG THE NORTH LINE OF PERSIMMON BOULEVARD EAST - PLAT 2, A DISTANCE OF 11.00 FEET; THENCE N.75°14'29"W., ALONG THE NORTH LINE OF PERSIMMON BOULEVARD EAST- PLAT 2 AND THE WESTERLY PROJECTION THEREOF, A DISTANCE OF 204.37 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 2,797.00 FEET AND A CENTRAL ANGLE OF 19°52'51"; THENCE NORTHWESTERLY ALONG THE ARC A DISTANCE OF 970.52 FEET; THENCE N.55°21'38"W., A DISTANCE OF 213.23 FEET; THENCE N.34°38'22"E., A DISTANCE OF 470.25 FEET; THENCE S.67°44'31"E., A DISTANCE OF 25.73 FEET; THENCE N.14°36'19"E., A DISTANCE OF 100.00 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES N.15°05'17"E., A RADIAL DISTANCE OF 858.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 19°33'05", A DISTANCE OF 292.78 FEET; THENCE N.55°21'38"W., A DISTANCE OF 158.27 FEET; THENCE N.34°38'22"E., A DISTANCE OF 130.00 FEET; THENCE S.55°21'38"E., A DISTANCE OF 40.06 FEET; THENCE N.34°38'22"E., A DISTANCE OF 186.00 FEET, THE PREVIOUS SEVEN COURSES AND DISTANCES ARE ALONG THE EASTERLY BOUNDARY LINE OF SAID CRESSWIND PALM BEACH PHASE 2; THENCE S.55°21'30"E., A DISTANCE OF 118.19 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 542.00 FEET AND A CENTRAL ANGLE OF 25°17'11"; THENCE EASTERLY ALONG THE ARC A DISTANCE OF 239.20 FEET; THENCE S.80°38'41"E., A DISTANCE OF 496.13 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES S.69°28'42"E., A RADIAL DISTANCE OF 1,083.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 10°27'25", A DISTANCE OF 197.66 FEET; THENCE N.30°58'43"E., A DISTANCE OF 449.55 FEET TO THE POINT OF BEGINNING, THE PREVIOUS FIVE COURSES AND DISTANCES ARE ALONG THE BOUNDARY LINES OF THE AFORESAID TRACT W-5.

CONTAINING 2,240,263 SQUARE FEET OR 51.4294 ACRES, MORE OR LESS.

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

## ROADS

TRACT R1, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CRESSWIND PALM BEACH HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, 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 R1, AS SHOWN HEREON, IS ALSO RESERVED IN FAVOR OF THE SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO, AND FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITY FACILITIES, INCLUDING BUT NOT LIMITED TO, WATER, RECLAIMED WATER AND WASTEWATER LINES AND APPURTENANT FACILITIES AND THE INSPECTION, REPAIR, REPLACEMENT, UPGRADE AND MAINTENANCE OF WATER, RECLAIMED WATER, WASTEWATER, AND WATER MANAGEMENT FACILITIES. THE SEMINOLE IMPROVEMENT DISTRICT SHALL HAVE THE RIGHT TO GRANT OTHER UTILITY PROVIDERS THE ABILITY TO USE THE EASEMENTS, IN ITS SOLE DISCRETION. AN EASEMENT OVER AND UNDER SAID TRACT R1, 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 AREAS OR SAID TRACT R1, EXCEPT AS SHALL RELATE TO THE SERVICING OF SUCH PUBLIC UTILITIES BY THE SEMINOLE IMPROVEMENT DISTRICT, AND FOR MAINTENANCE AS IT RELATES TO THE CITY OF WESTLAKE'S SERVICE VEHICLES AND EMERGENCY VEHICLES.

## OPEN SPACE TRACTS

TRACTS O.S.T. 1 THROUGH O.S.T. 24, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE CRESSWIND PALM BEACH HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WESTLAKE. THE SEMINOLE IMPROVEMENT DISTRICT SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM LOCATED WITHIN THE OPEN SPACE TRACTS.

## RECREATION TRACT

TRACT REC, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CRESSWIND PALM BEACH HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR RECREATIONAL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WESTLAKE.

## UTILITY EASEMENTS

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

IN FURTHERANCE OF THE FOREGOING, THERE IS HEREBY GRANTED TO FLORIDA POWER & LIGHT COMPANY, A FLORIDA CORPORATION, ITS AFFILIATES, LICENSEES, AGENTS, SUCCESSORS, AND ASSIGNS ("FPL"), A NON-EXCLUSIVE EASEMENT FOREVER OVER, UNDER, IN, ON, UPON AND ACROSS THE UTILITY EASEMENT DESCRIBED ON THIS 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 WIRE 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 TIME.

## WATER MANAGEMENT TRACTS

TRACTS W-8, W-9 AND W-10, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS, IN FEE SIMPLE ABSOLUTE, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID DISTRICT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WESTLAKE.

## LAKE MAINTENANCE ACCESS EASEMENTS

THE LAKE MAINTENANCE ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS IN PERPETUITY, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACTS FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID DISTRICT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WESTLAKE.

## DRAINAGE EASEMENTS

THE DRAINAGE EASEMENTS AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS, IN 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.

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

THIS INSTRUMENT PREPARED BY  
DAVID P. LINDLEY  
OF  
**CAULFIELD & WHEELER, INC.**  
SURVEYORS - ENGINEERS - PLANNERS  
7900 GLADES ROAD, SUITE 100  
BOCA RATON, FLORIDA 33434 - (561)392-1991  
CERTIFICATE OF AUTHORIZATION NO. LB3591

IN WITNESS WHEREOF, THE ABOVE NAMED KH WESTLAKE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, THE KOLTER GROUP, LLC, A FLORIDA LIMITED LIABILITY COMPANY, MANAGER OF KH HOLDCO, LLC, A FLORIDA LIMITED LIABILITY COMPANY, MANAGER OF VK JV4, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA, AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS MEMBERS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2021.

\_\_\_\_\_ KH WESTLAKE, LLC  
A DELAWARE LIMITED LIABILITY COMPANY  
AUTHORIZED TO DO BUSINESS IN FLORIDA

BY: \_\_\_\_\_ VK JV4, LLC  
A DELAWARE LIMITED LIABILITY COMPANY  
AUTHORIZED TO DO BUSINESS IN FLORIDA  
ITS MANAGER

BY: \_\_\_\_\_ KH HOLDCO, LLC  
A FLORIDA LIMITED LIABILITY COMPANY  
ITS MANAGER

BY: \_\_\_\_\_ THE KOLTER GROUP, LLC  
A FLORIDA LIMITED LIABILITY COMPANY  
ITS MANAGER

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

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

BY: \_\_\_\_\_

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

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

## AREA TABULATION

SINGLE FAMILY LOTS	27.4296 ACRES
ROADWAY TRACT	8.7491 ACRES
OPEN SPACE TRACTS	4.4496 ACRES
WATER MANAGEMENT TRACTS	10.2136 ACRES
RECREATION TRACT	0.5875 ACRES
TOTAL THIS PLAT	51.4294 ACRES

## 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 \_\_\_\_\_ 2021, BY \_\_\_\_\_ AS MANAGER OF THE KOLTER GROUP, LLC, A FLORIDA LIMITED LIABILITY COMPANY, MANAGER OF KH HOLDCO, LLC, A FLORIDA LIMITED LIABILITY COMPANY, MANAGER OF VK JV4, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA, MANAGER OF KH WESTLAKE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA, ON BEHALF OF THE COMPANY, WHO IS [ ] PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

\_\_\_\_\_  
(SEAL)

\_\_\_\_\_  
NOTARY PUBLIC

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

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

COMMISSION NUMBER: \_\_\_\_\_

## ACCEPTANCE OF DEDICATIONS:

SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, HEREBY ACCEPTS THE DEDICATIONS 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 \_\_\_\_\_ 2021.

\_\_\_\_\_  
SEMINOLE IMPROVEMENT DISTRICT  
AN INDEPENDENT SPECIAL DISTRICT  
OF THE STATE OF FLORIDA

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

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

BY: \_\_\_\_\_

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

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

SCOTT MASSEY  
PRESIDENT

## 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 \_\_\_\_\_ 2021, BY \_\_\_\_\_ AS PRESIDENT OF 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.

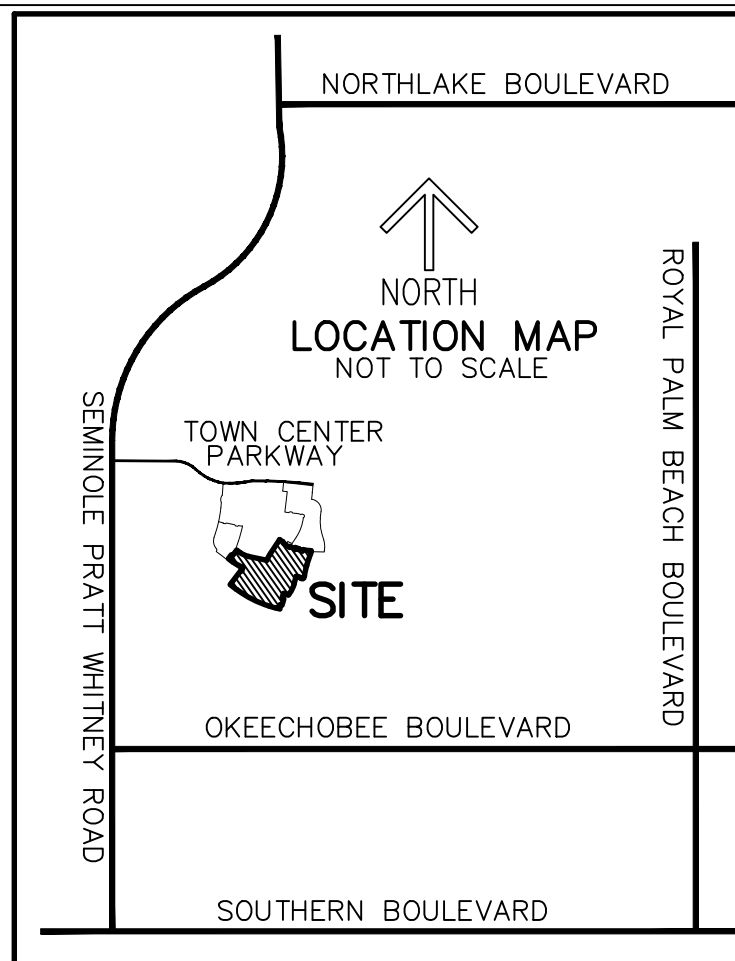
\_\_\_\_\_  
(SEAL)

\_\_\_\_\_  
NOTARY PUBLIC

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

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

COMMISSION NUMBER: \_\_\_\_\_



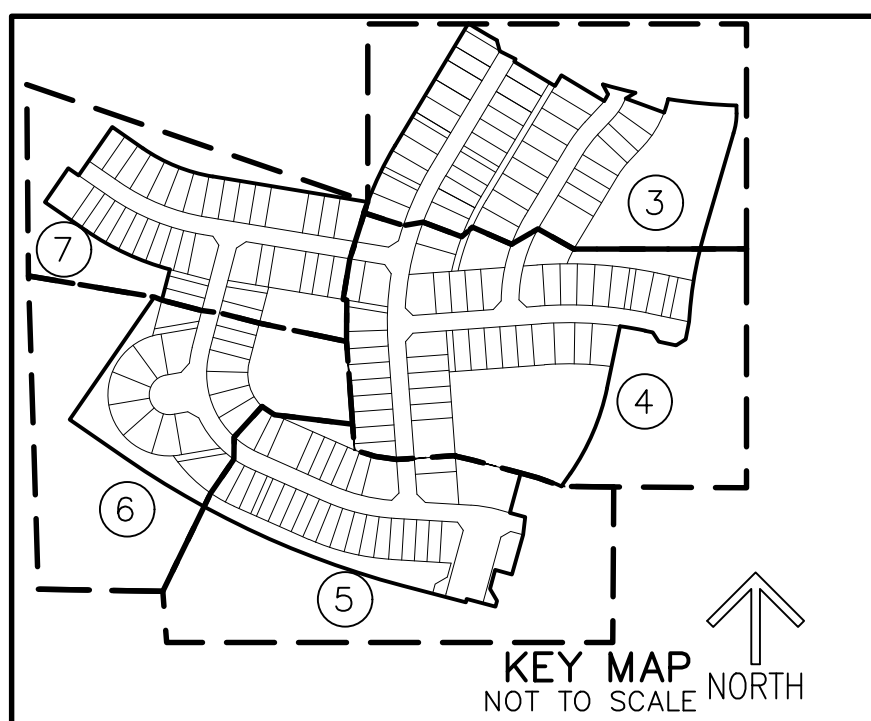
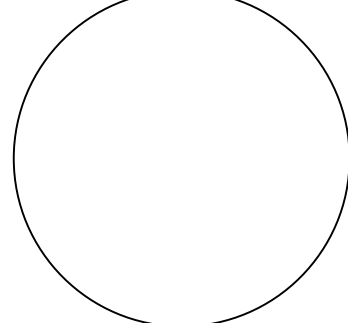
STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD AT \_\_\_\_\_ M.  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
A.D. 2021 AND DULY RECORDED  
IN PLAT BOOK \_\_\_\_\_ ON  
PAGES \_\_\_\_\_ THROUGH \_\_\_\_\_

JOSEPH ABRUZZO,  
CLERK OF THE CIRCUIT COURT  
& COMPTROLLER

BY: \_\_\_\_\_  
DEPUTY CLERK

**SHEET 1 OF 7**

CLERK OF THE CIRCUIT COURT  
& COMPTROLLER



## CITY OF WESTLAKE APPROVAL:

THIS CERTIFIES THAT THIS PLAT HAS BEEN ACCEPTED AND APPROVED BY THE CITY COUNCIL FOR THE CITY OF WESTLAKE BY A RESOLUTION DULY ADOPTED BY THE CITY COUNCIL, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021, IN ACCORDANCE WITH SEC. 177.071(2), F.S., AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY THE CITY OF WESTLAKE IN ACCORDANCE WITH SECTION 177.081(1), F.S.

BY: \_\_\_\_\_  
KEN CASSEL  
CITY MANAGER

BY: \_\_\_\_\_  
ROGER MANNING  
CITY MAYOR

## TITLE CERTIFICATION:

STATE OF FLORIDA)  
COUNTY OF PALM BEACH)

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

DATED: \_\_\_\_\_ TYRONE T. BONGARD  
GUNSTER YOAKLEY, P.A.  
ATTORNEYS AT LAW

## SURVEYOR & MAPPER'S NOTES:

- 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.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT CITY OF WESTLAKE ZONING REGULATIONS.
- 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 OF WESTLAKE AND 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 COINCIDE.
- BEARINGS SHOWN HEREON ARE BASED ON A RECORD PLAT BEARING OF S.80°38'41"E. ALONG THE SOUTH LINE OF TRACT W-5, CRESSWIND PALM BEACH PHASE 1, AS RECORDED IN PLAT BOOK 128, PAGES 96 THROUGH 105 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (2007 ADJUSTMENT).
- COORDINATES SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (2007 ADJUSTMENT), AND BASED ON REDUNDANT GLOBAL POSITIONING SYSTEM (G.P.S.) OBSERVATIONS UTILIZING THE CERTIFIED LENGEMAN NETWORK.
- LINES INTERSECTING CURVES ARE RADIAL UNLESS SHOWN OTHERWISE.
- "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.

## 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) ACCORDING TO SEC. 177.091(9), F.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; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF WESTLAKE, FLORIDA.

DATED: \_\_\_\_\_

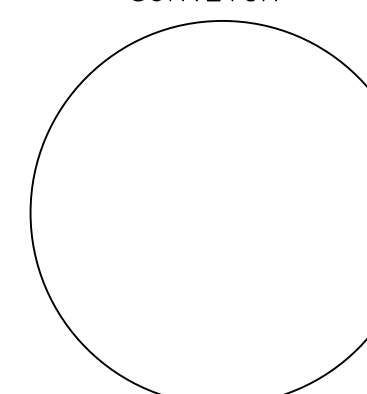
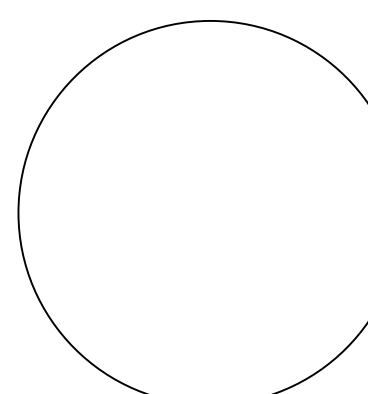
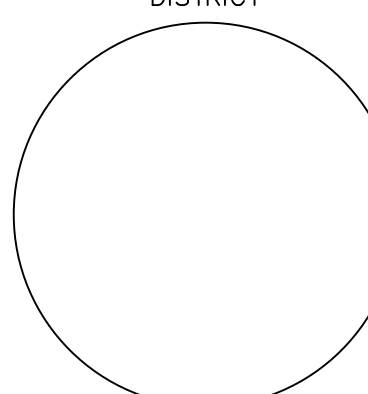
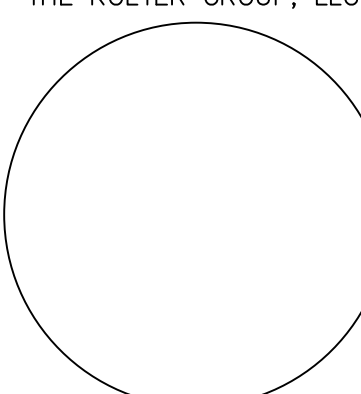
DAVID P. LINDLEY  
PROFESSIONAL LAND SURVEYOR #5005  
STATE OF FLORIDA  
LB #3591

THE KOLTER GROUP, LLC

SEMINOLE IMPROVEMENT DISTRICT

CITY OF WESTLAKE

SURVEYOR



# CRESSWIND PALM BEACH PHASE 3

BEING A REPLAT OF A PORTION OF O.S.T. 20, CRESSWIND PALM BEACH PHASE 2,  
AS RECORDED IN PLAT BOOK 130, PAGES 199 THROUGH 205 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,  
AND PORTIONS OF SECTIONS 6 AND 7, TOWNSHIP 43 SOUTH, RANGE 41 EAST,  
AND A PORTION OF SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA,  
CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA.

THIS INSTRUMENT PREPARED BY  
DAVID P. LINDLEY  
OF  
**CAULFIELD & WHEELER, INC.**  
SURVEYORS - ENGINEERS - PLANNERS  
7900 GLADES ROAD, SUITE 100  
BOCA RATON, FLORIDA 33434 - (561)392-1991  
CERTIFICATE OF AUTHORIZATION NO. LB3591

SHEET 2 OF 7

### MORTGAGEE'S JOINDER AND CONSENT:

STATE OF TEXAS)  
COUNTY OF DALLAS)

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 31126, AT PAGE 486 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SENIOR VICE PRESIDENT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

U.S. BANK NATIONAL ASSOCIATION  
D/B/A HOUSING CAPITAL COMPANY

WITNESS: \_\_\_\_\_ BY: \_\_\_\_\_  
PRINT NAME \_\_\_\_\_ THOMAS G. WALKER  
WITNESS: \_\_\_\_\_ SENIOR VICE PRESIDENT  
PRINT NAME \_\_\_\_\_

### ACKNOWLEDGEMENT:

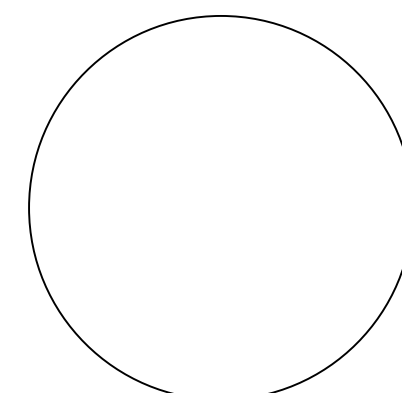
STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [ ] PHYSICAL PRESENCE OR [ ] ONLINE NOTARIZATION, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021, BY THOMAS G. WALKER AS SENIOR VICE PRESIDENT OF U.S. BANK NATIONAL ASSOCIATION, D/B/A HOUSING CAPITAL COMPANY, ON BEHALF OF THE COMPANY, WHO IS [ ] PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

(SEAL) \_\_\_\_\_  
NOTARY PUBLIC  
PRINT NAME \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_  
COMMISSION NUMBER: \_\_\_\_\_

U.S. BANK NATIONAL ASSOCIATION



### ACCEPTANCE OF DEDICATION:

STATE OF FLORIDA)  
COUNTY OF PALM BEACH)

CRESSWIND PALM BEACH HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

CRESSWIND PALM BEACH HOMEOWNERS ASSOCIATION, INC.  
A FLORIDA CORPORATION NOT FOR PROFIT

WITNESS: \_\_\_\_\_ BY: \_\_\_\_\_  
PRINT NAME \_\_\_\_\_ WAYNE SOOJIAN  
WITNESS: \_\_\_\_\_ PRESIDENT  
PRINT NAME \_\_\_\_\_

### ACKNOWLEDGEMENT:

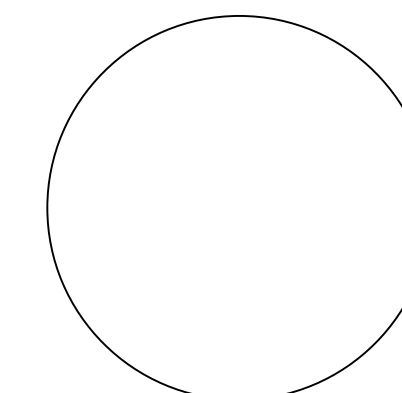
STATE OF FLORIDA)  
COUNTY OF PALM BEACH)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [ ] PHYSICAL PRESENCE OR [ ] ONLINE NOTARIZATION, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021, BY WAYNE SOOJIAN AS PRESIDENT OF CRESSWIND PALM BEACH HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, WHO IS [ ] PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

(SEAL) \_\_\_\_\_  
NOTARY PUBLIC  
PRINT NAME \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_  
COMMISSION NUMBER: \_\_\_\_\_

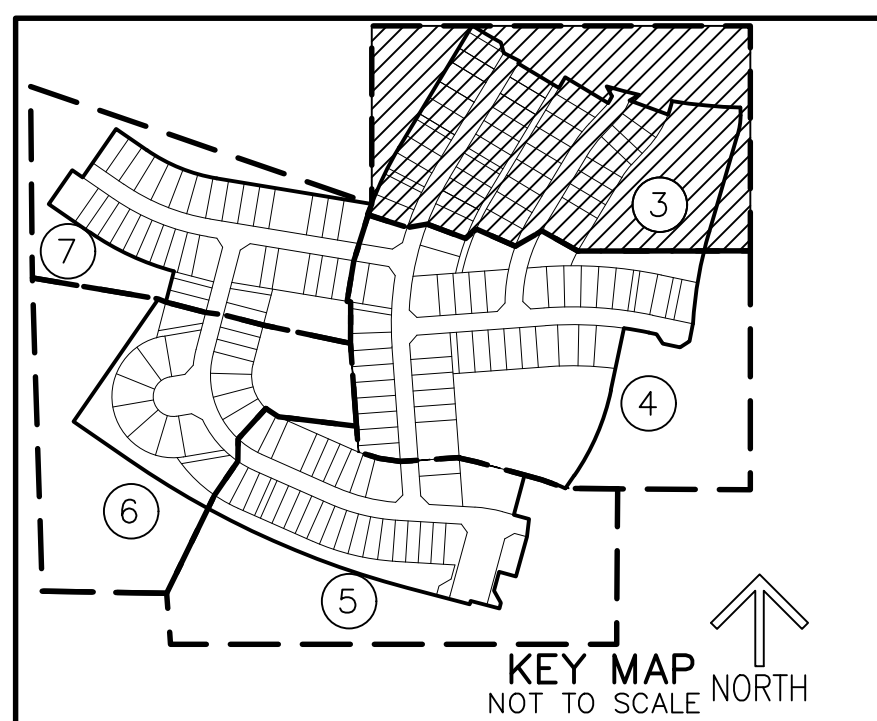
HOMEOWNERS ASSOCIATION



# CRESSWIND PALM BEACH PHASE 3

BEING A REPLAT OF A PORTION OF O.S.T. 20, CRESSWIND PALM BEACH PHASE 2,  
AS RECORDED IN PLAT BOOK 130, PAGES 199 THROUGH 205 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,  
AND PORTIONS OF SECTIONS 6 AND 7, TOWNSHIP 43 SOUTH, RANGE 41 EAST,  
AND A PORTION OF SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA,  
CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA.

THIS INSTRUMENT PREPARED BY  
DAVID P. LINDLEY  
OF  
**CAULFIELD & WHEELER, INC.**  
SURVEYORS - ENGINEERS - PLANNERS  
7900 GLADES ROAD, SUITE 100  
BOCA RATON, FLORIDA 33434 - (561)392-1991  
CERTIFICATE OF AUTHORIZATION NO. LB3591



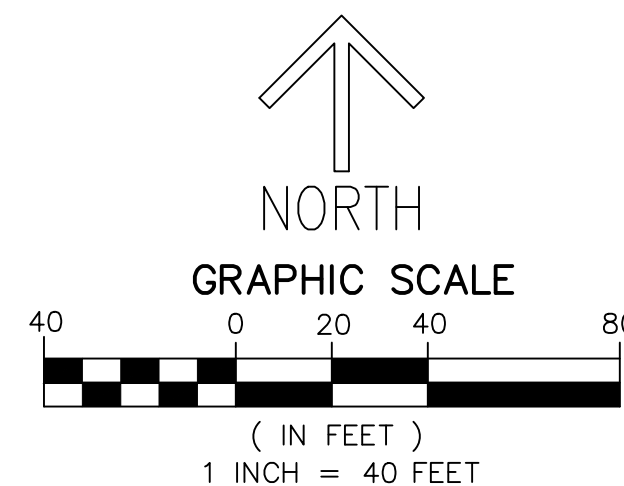
SHEET 3 OF 7

### LEGEND/ABBREVIATIONS

- C - CENTERLINE
- Δ - DELTA (CENTRAL ANGLE)
- CB - CHORD BEARING
- CD - CHORD DISTANCE
- DE - DRAINAGE EASEMENT
- E - EASTING (WHEN USED WITH COORDINATES)
- L - ARC LENGTH
- LMAE - LAKE MAINTENANCE ACCESS EASEMENT
- LAE - LIMITED ACCESS EASEMENT
- LB - LICENSED BUSINESS
- N - NORTHING (WHEN USED WITH COORDINATES)
- (R) - RADIAL LINE
- O.S.T. - OPEN SPACE TRACT
- (P2) - CRESSWIND PALM BEACH PHASE 2  
PLAT BOOK 130, PAGES 199-205
- PC - POINT OF CURVATURE
- PT - POINT OF TANGENCY
- PNT - POINT OF NON-TANGENCY
- PRC - POINT OF REVERSE CURVATURE
- R - RADIUS
- RPE - RURAL PARKWAY EASEMENT
- UE - UTILITY EASEMENT
- - SET PERMANENT CONTROL POINT  
NAIL AND DISK STAMPED "C&W PRM LB3591"
- - SET PERMANENT REFERENCE MONUMENT  
SET 5/8" IRON ROD WITH CAP  
STAMPED "C&W PRM LB3591"
- - FOUND PERMANENT REFERENCE MONUMENT  
4" x 4" x 24" CONCRETE MONUMENT WITH  
DISK STAMPED "PRM LB7768"



**NOTES**  
COORDINATES, BEARINGS AND DISTANCES  
COORDINATES SHOWN ARE GRID  
DATUM = NAD 83 (2007 ADJUSTMENT)  
ZONE = FLORIDA EAST  
LINEAR UNIT = US SURVEY FEET  
COORDINATE SYSTEM 1983 STATE PLANE  
TRANSVERSE MERCATOR PROJECTION  
ALL DISTANCES ARE GROUND  
SCALE FACTOR = 1.0000017  
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE  
BEARINGS AS SHOWN HEREON ARE GRID DATUM,  
NAD 83 (2007 ADJUSTMENT), FLORIDA EAST ZONE.



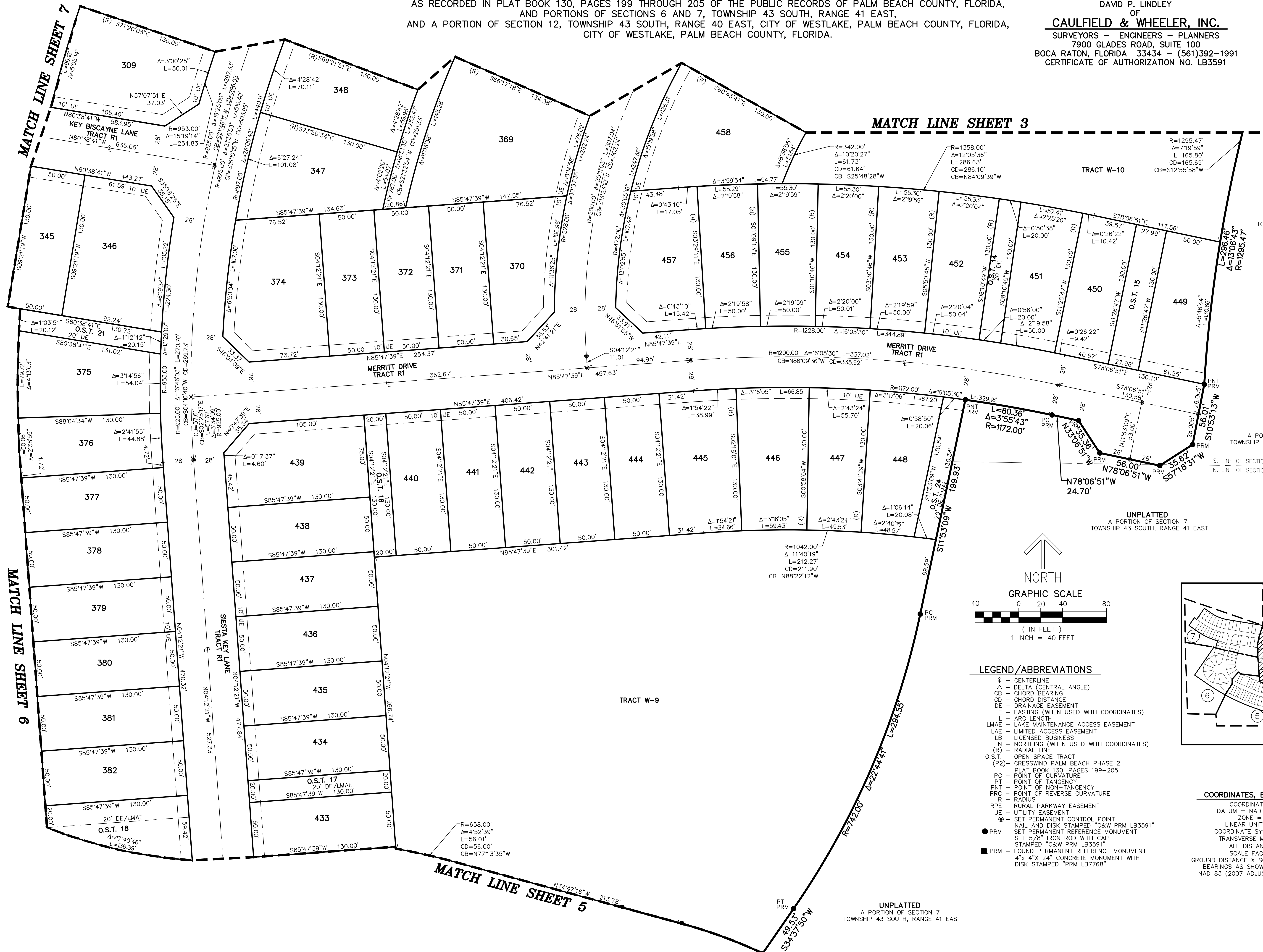
MATCH LINE SHEET 4

UNPLATTED  
A PORTION OF SECTION 6  
TOWNSHIP 43 SOUTH, RANGE 41 EAST

# CRESSWIND PALM BEACH PHASE 3

BEING A REPLAT OF A PORTION OF O.S.T. 20, CRESSWIND PALM BEACH PHASE 2,  
AS RECORDED IN PLAT BOOK 130, PAGES 199 THROUGH 205 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,  
AND PORTIONS OF SECTIONS 6 AND 7, TOWNSHIP 43 SOUTH, RANGE 41 EAST,  
AND A PORTION OF SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA.

THIS INSTRUMENT PREPARED BY  
DAVID P. LINDLEY  
OF  
**CAULFIELD & WHEELER, INC.**  
SURVEYORS - ENGINEERS - PLANNERS  
7900 GLADES ROAD, SUITE 100  
BOCA RATON, FLORIDA 33434 - (561)392-1991  
CERTIFICATE OF AUTHORIZATION NO. LB3591



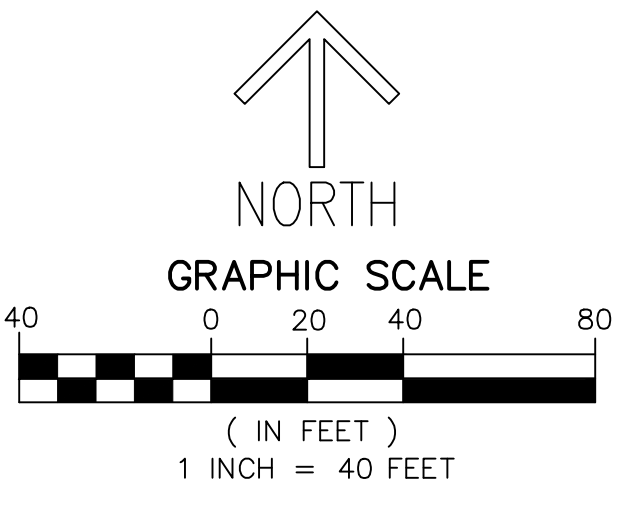
**SHEET 4 OF 7**

UNPLATTED  
A PORTION OF SECTION 6  
TOWNSHIP 43 SOUTH, RANGE 41 EAST

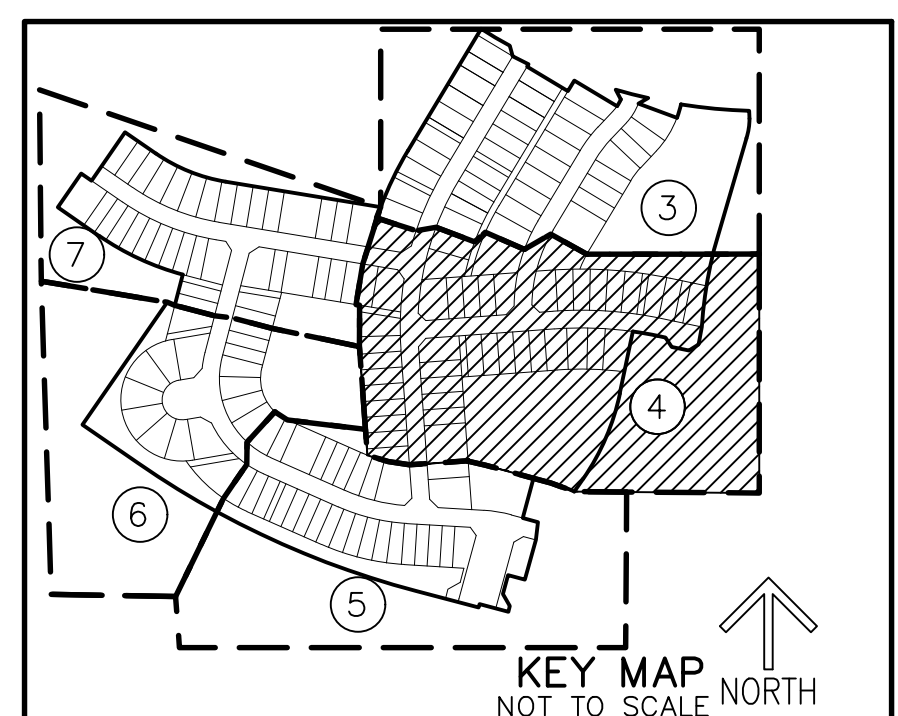
UNPLATTED  
A PORTION OF SECTION 6  
TOWNSHIP 43 SOUTH, RANGE 41 EAST

UNPLATTED  
A PORTION OF SECTION 7  
TOWNSHIP 43 SOUTH, RANGE 41 EAST

**NOTES**  
**COORDINATES, BEARINGS AND DISTANCES**  
COORDINATES SHOWN ARE GRID  
DATUM = NAD 83 (2007 ADJUSTMENT)  
ZONE = FLORIDA EAST  
LINEAR UNIT = US SURVEY FEET  
COORDINATE SYSTEM 1983 STATE PLANE  
TRANSVERSE MERCATOR PROJECTION  
ALL DISTANCES ARE GROUND  
SCALE FACTOR = 1.000017  
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE  
BEARINGS AS SHOWN HEREON ARE GRID DATUM,  
NAD 83 (2007 ADJUSTMENT), FLORIDA EAST ZONE.



- LEGEND / ABBREVIATIONS**
- ⊙ - CENTERLINE
  - Δ - DELTA (CENTRAL ANGLE)
  - CB - CHORD BEARING
  - CD - CHORD DISTANCE
  - DE - DRAINAGE EASEMENT
  - E - EASTING (WHEN USED WITH COORDINATES)
  - L - ARC LENGTH
  - LMAE - LAKE MAINTENANCE ACCESS EASEMENT
  - LAE - LIMITED ACCESS EASEMENT
  - LB - LICENSED BUSINESS
  - N - NORTHING (WHEN USED WITH COORDINATES)
  - (R) - RADIAL LINE
  - O.S.T. - OPEN SPACE TRACT
  - (P2) - CRESSWIND PALM BEACH PHASE 2
  - PLAT BOOK 130, PAGES 199-205
  - PC - POINT OF CURVATURE
  - PT - POINT OF TANGENCY
  - PNT - POINT OF NON-TANGENCY
  - PRC - POINT OF REVERSE CURVATURE
  - R - RADIUS
  - RPE - RURAL PARKWAY EASEMENT
  - UE - UTILITY EASEMENT
  - - SET PERMANENT CONTROL POINT
  - - NAIL AND DISK STAMPED "C&W PRM LB3591"
  - - SET PERMANENT REFERENCE MONUMENT
  - - SET 5/8" IRON ROD WITH CAP STAMPED "C&W PRM LB3591"
  - - FOUND PERMANENT REFERENCE MONUMENT
  - - 4" x 4" x 24" CONCRETE MONUMENT WITH DISK STAMPED "PRM LB7768"



MATCH LINE SHEET 6

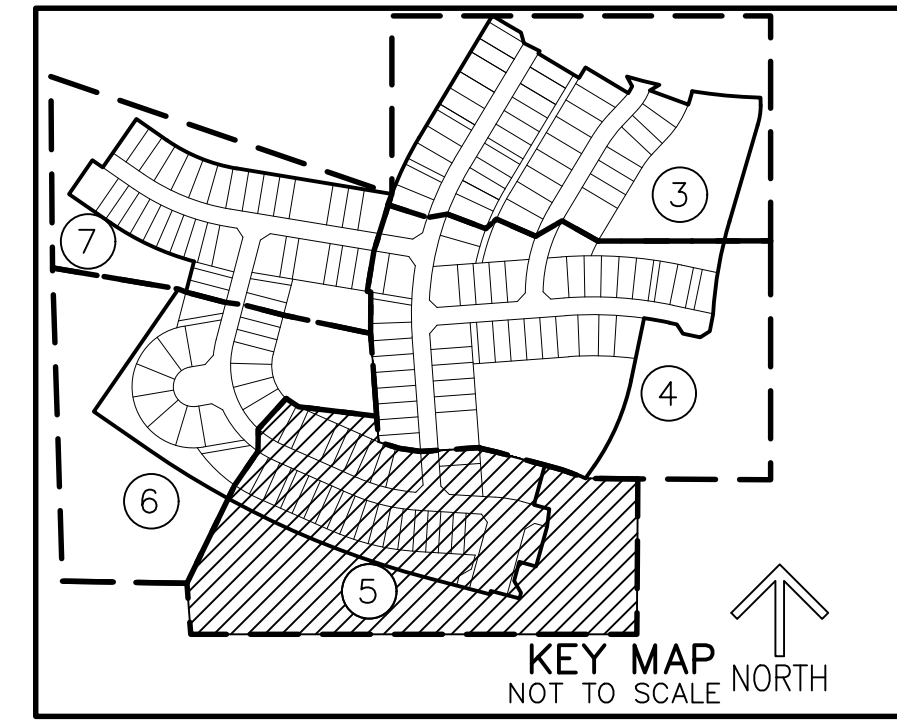
MATCH LINE SHEET 7

MATCH LINE SHEET 3

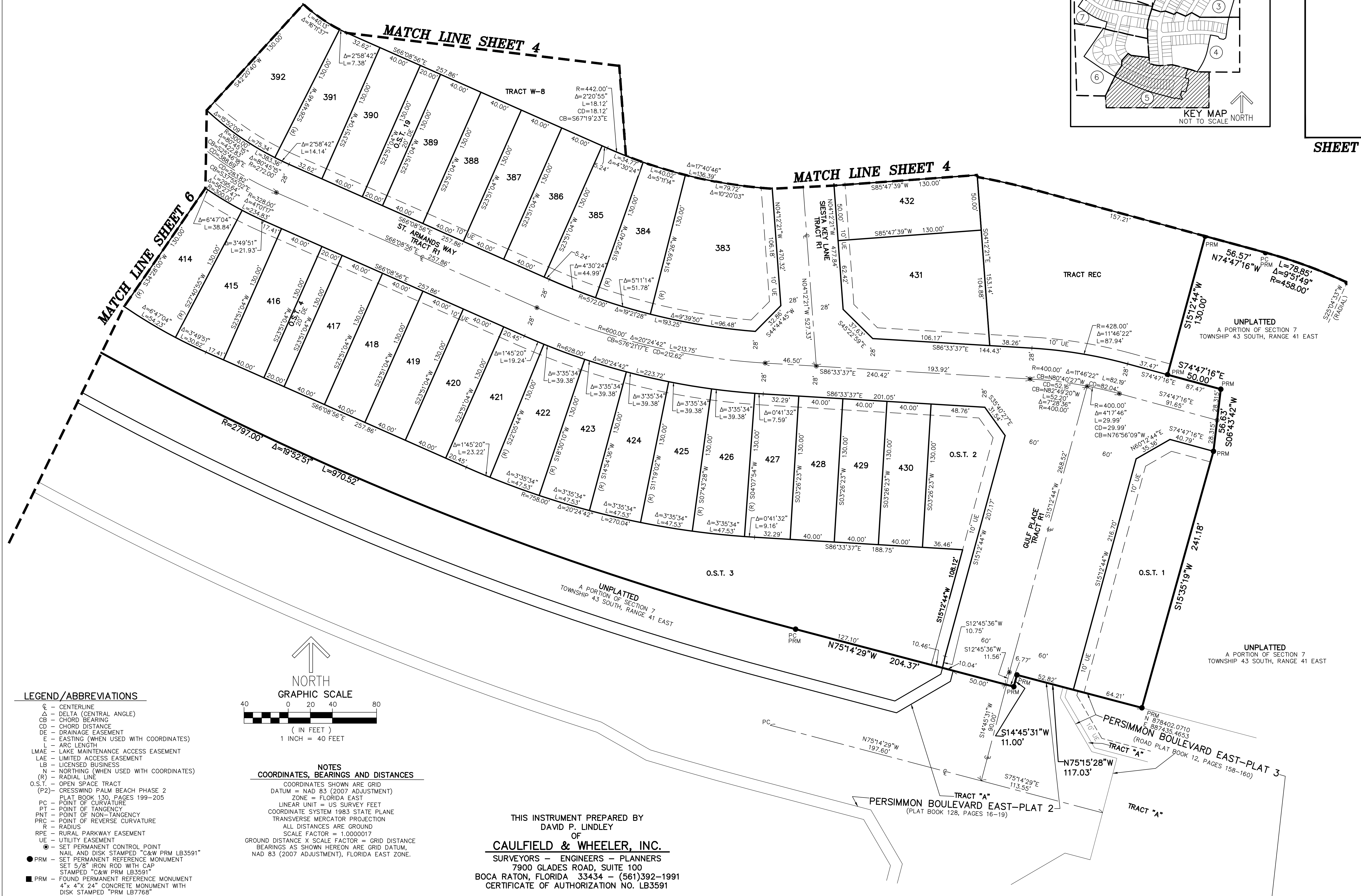
MATCH LINE SHEET 5

# CRESSWIND PALM BEACH PHASE 3

BEING A REPLAT OF A PORTION OF O.S.T. 20, CRESSWIND PALM BEACH PHASE 2,  
AS RECORDED IN PLAT BOOK 130, PAGES 199 THROUGH 205 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,  
AND PORTIONS OF SECTIONS 6 AND 7, TOWNSHIP 43 SOUTH, RANGE 41 EAST,  
AND A PORTION OF SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA.

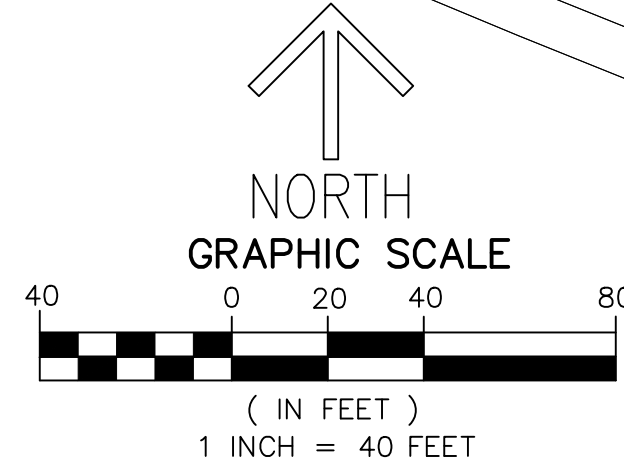


SHEET 5 OF 7



### LEGEND/ABBREVIATIONS

- CL - CENTERLINE
- DA - DELTA (CENTRAL ANGLE)
- CB - CHORD BEARING
- CD - CHORD DISTANCE
- DE - DRAINAGE EASEMENT
- E - EASTING (WHEN USED WITH COORDINATES)
- L - ARC LENGTH
- LMAE - LAKE MAINTENANCE ACCESS EASEMENT
- LAE - LIMITED ACCESS EASEMENT
- LB - LICENSED BUSINESS
- N - NORTHING (WHEN USED WITH COORDINATES)
- (R) - RADIAL LINE
- O.S.T. - OPEN SPACE TRACT
- (P2) - CRESSWIND PALM BEACH PHASE 2
- PL - PLAT BOOK 130, PAGES 199-205
- PC - POINT OF CURVATURE
- PT - POINT OF TANGENCY
- PNT - POINT OF NON-TANGENCY
- PRC - POINT OF REVERSE CURVATURE
- R - RADIUS
- RPE - RURAL PARKWAY EASEMENT
- UE - UTILITY EASEMENT
- CP - SET PERMANENT CONTROL POINT
- ND - NAIL AND DISK STAMPED "C&W PRM LB3591"
- PRM - SET PERMANENT REFERENCE MONUMENT
- IR - SET 5/8" IRON ROD WITH CAP
- ST - STAMPED "C&W PRM LB3591"
- PRM - FOUND PERMANENT REFERENCE MONUMENT
- CD - 4"x 4"x 24" CONCRETE MONUMENT WITH DISK STAMPED "PRM LB7768"



**NOTES**  
**COORDINATES, BEARINGS AND DISTANCES**  
COORDINATES SHOWN ARE GRID  
DATUM = NAD 83 (2007 ADJUSTMENT)  
ZONE = FLORIDA EAST  
LINEAR UNIT = US SURVEY FEET  
COORDINATE SYSTEM 1983 STATE PLANE  
TRANSVERSE MERCATOR PROJECTION  
ALL DISTANCES ARE GROUND  
SCALE FACTOR = 1.0000017  
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE  
BEARINGS AS SHOWN HEREON ARE GRID DATUM,  
NAD 83 (2007 ADJUSTMENT), FLORIDA EAST ZONE.

THIS INSTRUMENT PREPARED BY  
DAVID P. LINDLEY  
OF  
**CAULFIELD & WHEELER, INC.**  
SURVEYORS - ENGINEERS - PLANNERS  
7900 GLADES ROAD, SUITE 100  
BOCA RATON, FLORIDA 33434 - (561)392-1991  
CERTIFICATE OF AUTHORIZATION NO. LB3591

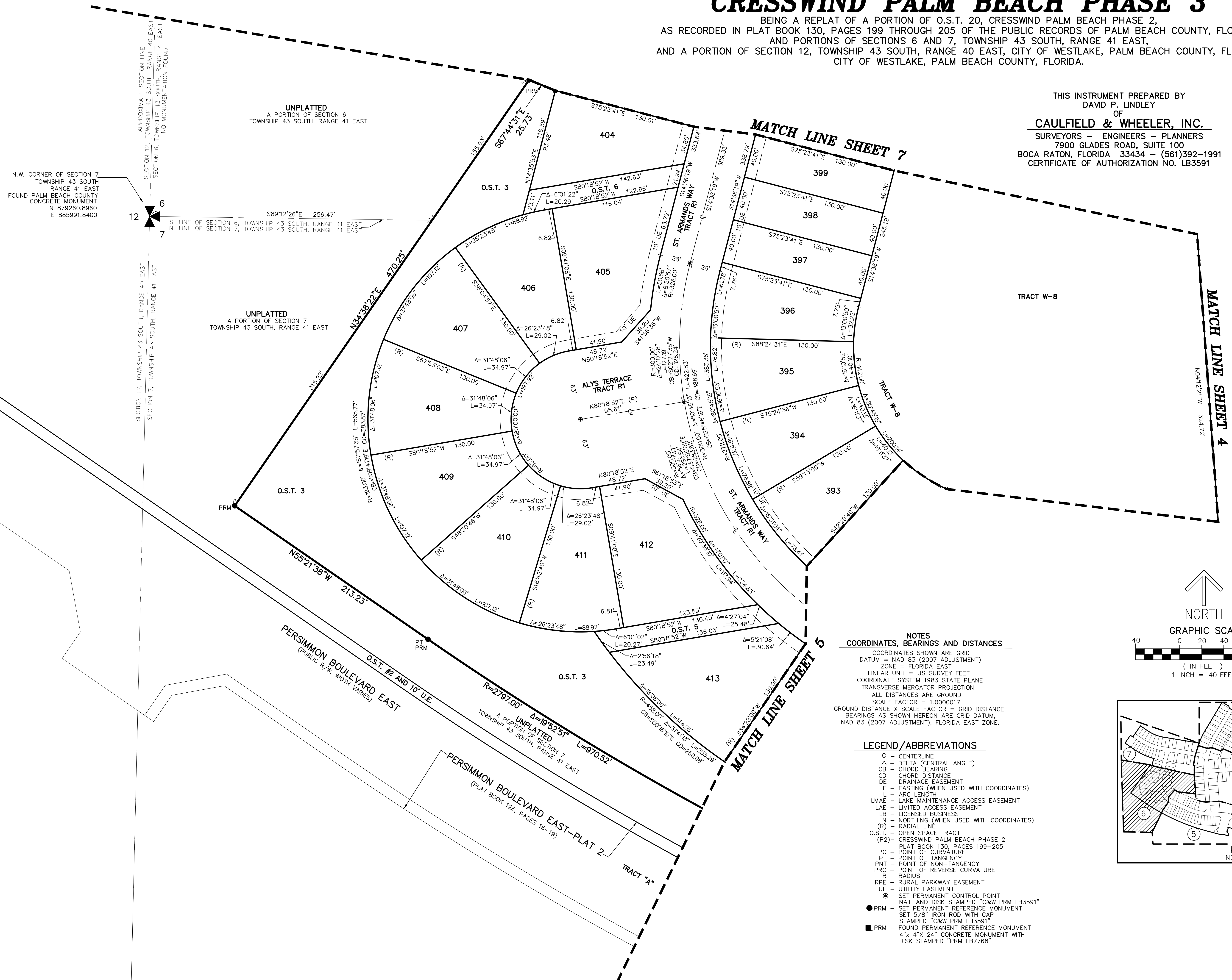


# CRESSWIND PALM BEACH PHASE 3

BEING A REPLAT OF A PORTION OF O.S.T. 20, CRESSWIND PALM BEACH PHASE 2,  
AS RECORDED IN PLAT BOOK 130, PAGES 199 THROUGH 205 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,  
AND PORTIONS OF SECTIONS 6 AND 7, TOWNSHIP 43 SOUTH, RANGE 41 EAST,  
AND A PORTION OF SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA.

THIS INSTRUMENT PREPARED BY  
DAVID P. LINDLEY  
OF  
**CAULFIELD & WHEELER, INC.**  
SURVEYORS — ENGINEERS — PLANNERS  
7900 GLADES ROAD, SUITE 100  
BOCA RATON, FLORIDA 33434 — (561)392-1991  
CERTIFICATE OF AUTHORIZATION NO. LB3591

SHEET 6 OF 7



N.W. CORNER OF SECTION 7  
TOWNSHIP 43 SOUTH  
RANGE 41 EAST  
FOUND PALM BEACH COUNTY  
CONCRETE MONUMENT  
N 879260.8960  
E 885991.8400

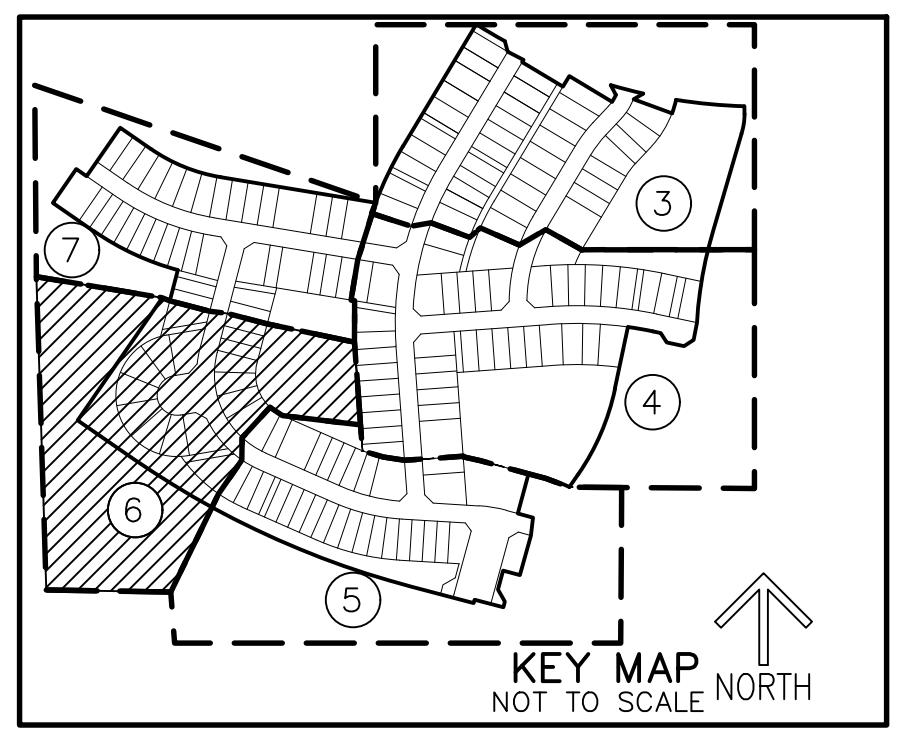
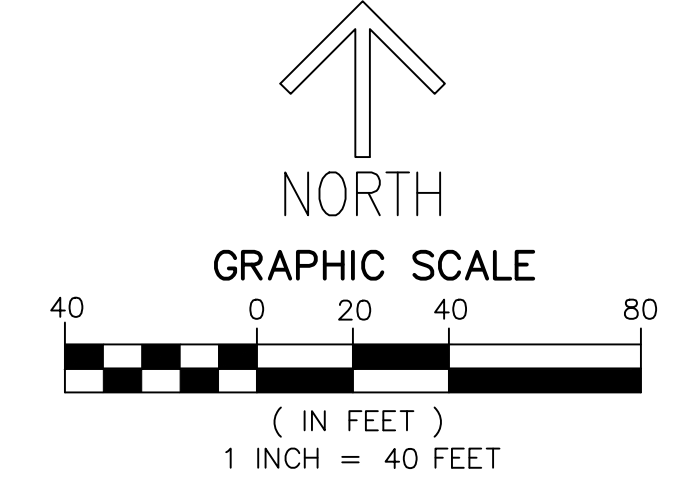
S. LINE OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST  
N. LINE OF SECTION 7, TOWNSHIP 43 SOUTH, RANGE 41 EAST

UNPLATTED  
A PORTION OF SECTION 7  
TOWNSHIP 43 SOUTH, RANGE 41 EAST

UNPLATTED  
A PORTION OF SECTION 6  
TOWNSHIP 43 SOUTH, RANGE 41 EAST

**NOTES**  
**COORDINATES, BEARINGS AND DISTANCES**  
COORDINATES SHOWN ARE GRID  
DATUM = NAD 83 (2007 ADJUSTMENT)  
ZONE = FLORIDA EAST  
LINEAR UNIT = US SURVEY FEET  
COORDINATE SYSTEM 1983 STATE PLANE  
TRANSVERSE MERCATOR PROJECTION  
ALL DISTANCES ARE GROUND  
SCALE FACTOR = 1.0000017  
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE  
BEARINGS AS SHOWN HEREON ARE GRID DATUM,  
NAD 83 (2007 ADJUSTMENT), FLORIDA EAST ZONE.

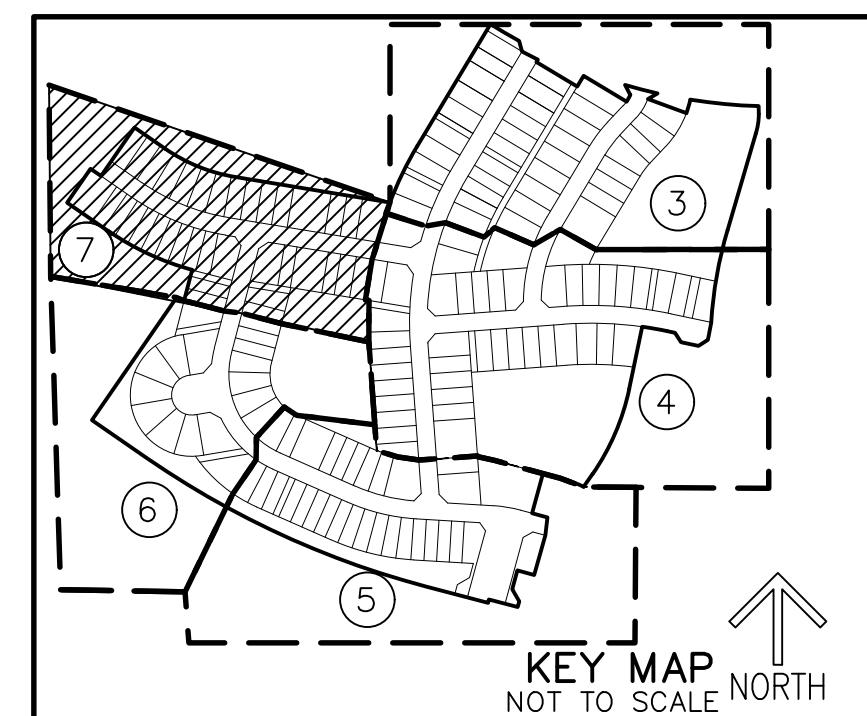
**LEGEND/ABBREVIATIONS**  
CL - CENTERLINE  
Δ - DELTA (CENTRAL ANGLE)  
CB - CHORD BEARING  
CD - CHORD DISTANCE  
DE - DRAINAGE EASEMENT  
E - EASTING (WHEN USED WITH COORDINATES)  
L - ARC LENGTH  
LMAE - LAKE MAINTENANCE ACCESS EASEMENT  
LAE - LIMITED ACCESS EASEMENT  
LB - LICENSED BUSINESS  
N - NORTHING (WHEN USED WITH COORDINATES)  
(R) - RADIAL LINE  
O.S.T. - OPEN SPACE TRACT  
(P2) - CRESSWIND PALM BEACH PHASE 2  
PLAT BOOK 130, PAGES 199-205  
PC - POINT OF CURVATURE  
PT - POINT OF TANGENCY  
PNT - POINT OF NON-TANGENCY  
PRC - POINT OF REVERSE CURVATURE  
R - RADIUS  
RPE - RURAL PARKWAY EASEMENT  
UE - UTILITY EASEMENT  
● - SET PERMANENT CONTROL POINT  
NAIL AND DISK STAMPED "C&W PRM LB3591"  
● - SET PERMANENT REFERENCE MONUMENT  
SET 5/8" IRON ROD WITH CAP  
STAMPED "C&W PRM LB3591"  
■ - FOUND PERMANENT REFERENCE MONUMENT  
4"x 4"x 24" CONCRETE MONUMENT WITH  
DISK STAMPED "PRM LB7768"



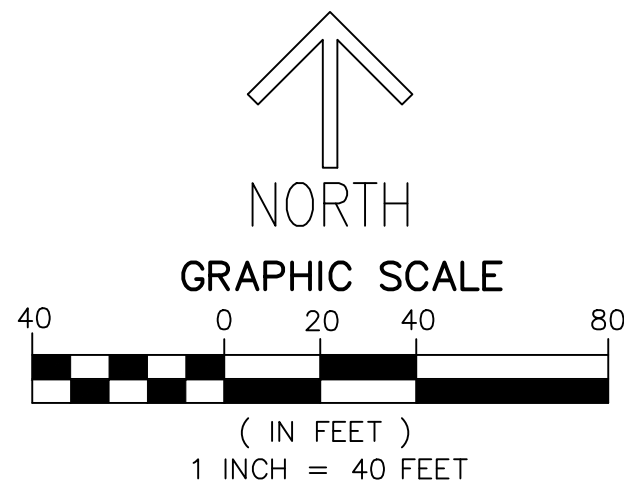
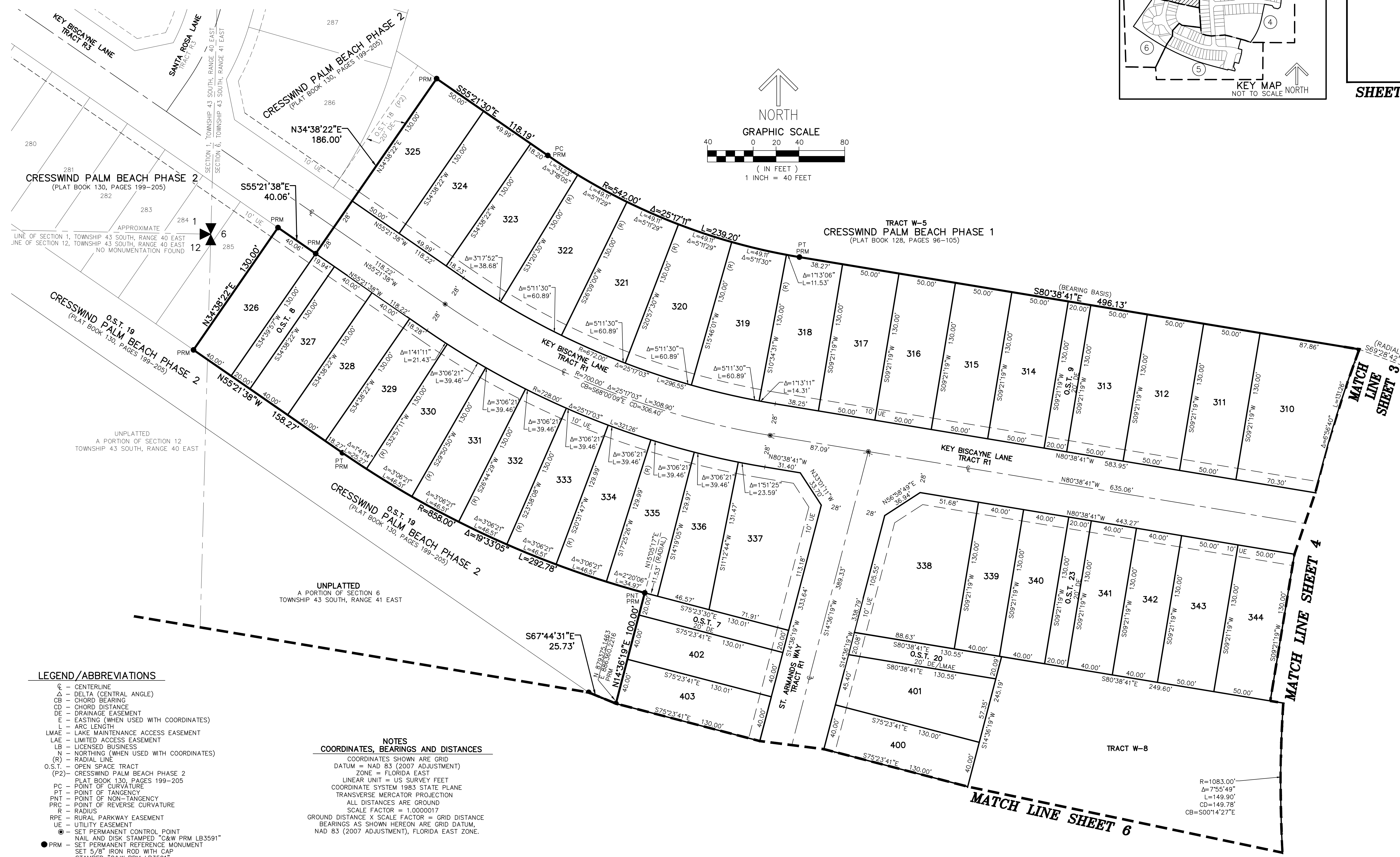
# CRESSWIND PALM BEACH PHASE 3

BEING A REPLAT OF A PORTION OF O.S.T. 20, CRESSWIND PALM BEACH PHASE 2,  
AS RECORDED IN PLAT BOOK 130, PAGES 199 THROUGH 205 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,  
AND PORTIONS OF SECTIONS 6 AND 7, TOWNSHIP 43 SOUTH, RANGE 41 EAST,  
AND A PORTION OF SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA,  
CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA.

THIS INSTRUMENT PREPARED BY  
DAVID P. LINDLEY  
OF  
**CAULFIELD & WHEELER, INC.**  
SURVEYORS - ENGINEERS - PLANNERS  
7900 GLADES ROAD, SUITE 100  
BOCA RATON, FLORIDA 33434 - (561)392-1991  
CERTIFICATE OF AUTHORIZATION NO. LB3591



SHEET 7 OF 7



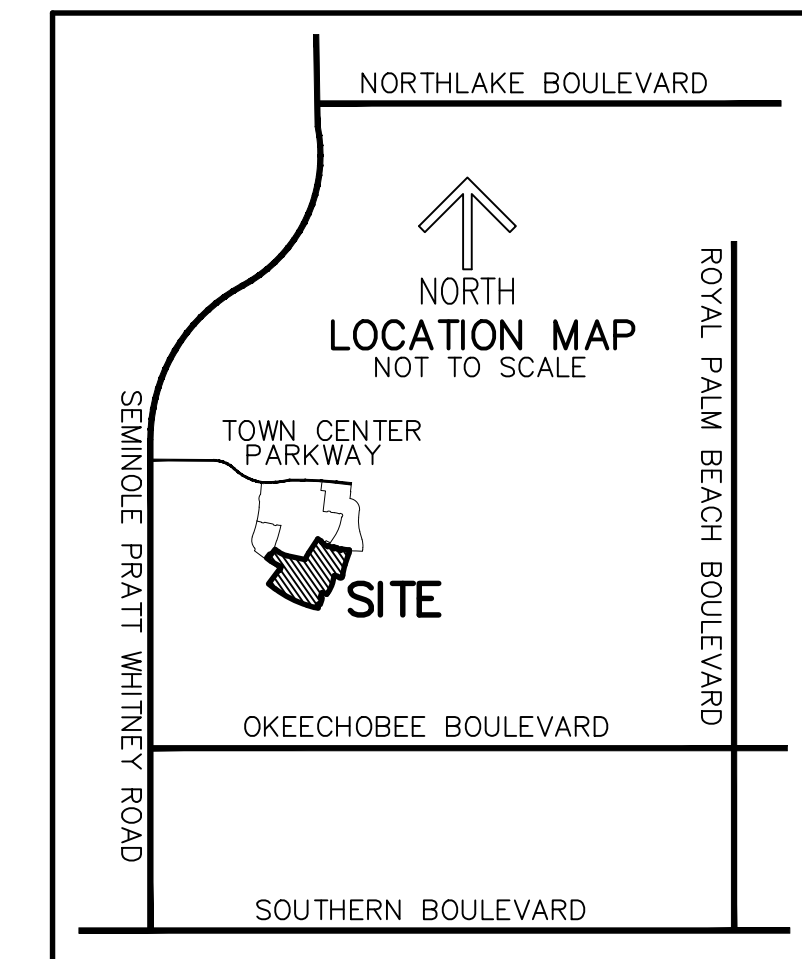
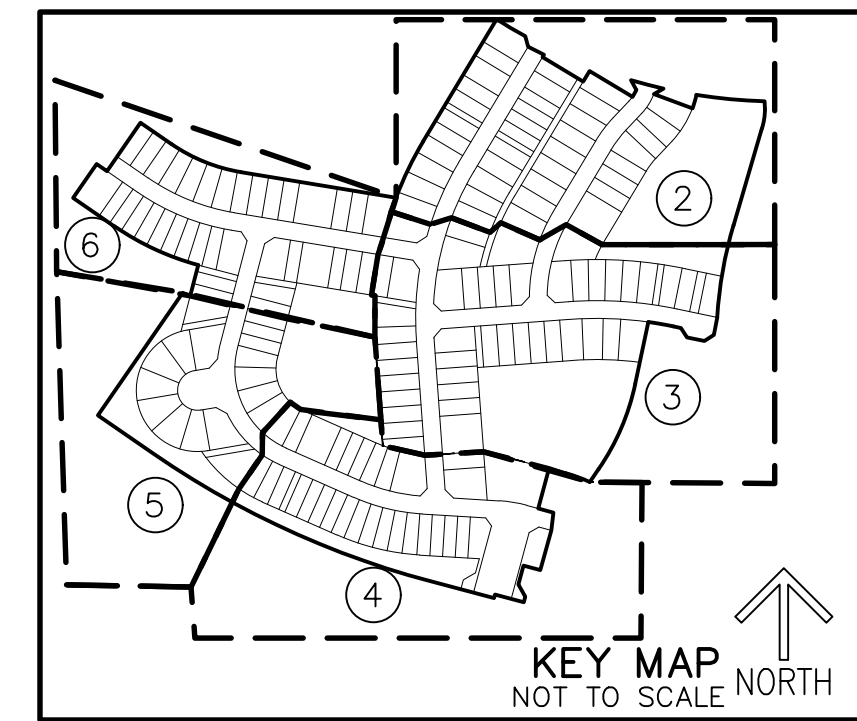
- LEGEND/ABBREVIATIONS**
- CL - CENTERLINE
  - Δ - DELTA (CENTRAL ANGLE)
  - CB - CHORD BEARING
  - CD - CHORD DISTANCE
  - DE - DRAINAGE EASEMENT
  - E - EASTING (WHEN USED WITH COORDINATES)
  - L - ARC LENGTH
  - LMAE - LAKE MAINTENANCE ACCESS EASEMENT
  - LAE - LIMITED ACCESS EASEMENT
  - LB - LICENSED BUSINESS
  - N - NORTHING (WHEN USED WITH COORDINATES)
  - R - RADIAL LINE
  - (R) - RADIAL LINE
  - O.S.T. - OPEN SPACE TRACT
  - (P2) - CRESSWIND PALM BEACH PHASE 2 PLAT BOOK 130, PAGES 199-205
  - PC - POINT OF CURVATURE
  - PT - POINT OF TANGENCY
  - PNT - POINT OF NON-TANGENCY
  - PRC - POINT OF REVERSE CURVATURE
  - R - RADIUS
  - RPE - RURAL PARKWAY EASEMENT
  - UE - UTILITY EASEMENT
  - - SET PERMANENT CONTROL POINT NAIL AND DISK STAMPED "C&W PRM LB3591"
  - - SET PERMANENT REFERENCE MONUMENT SET 5/8" IRON ROD WITH CAP STAMPED "C&W PRM LB3591"
  - - FOUND PERMANENT REFERENCE MONUMENT 4" x 4" x 24" CONCRETE MONUMENT WITH DISK STAMPED "PRM LB7768"

**NOTES**  
**COORDINATES, BEARINGS AND DISTANCES**

COORDINATES SHOWN ARE GRID  
DATUM = NAD 83 (2007 ADJUSTMENT)  
ZONE = FLORIDA EAST  
LINEAR UNIT = US SURVEY FEET  
COORDINATE SYSTEM 1983 STATE PLANE  
TRANSVERSE MERCATOR PROJECTION  
ALL DISTANCES ARE GROUND  
SCALE FACTOR = 1.0000017  
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE  
BEARINGS AS SHOWN HEREON ARE GRID DATUM,  
NAD 83 (2007 ADJUSTMENT), FLORIDA EAST ZONE.

Exhibit 'C'  
CRESSWIND PALM BEACH PHASE 3  
TOPOGRAPHICAL SURVEY

THIS PAGE WAS LEFT BLANK ON PURPOSE



**SHEET 1 OF 7**

**NOTES  
COORDINATES, BEARINGS AND DISTANCES**

COORDINATES SHOWN ARE GRID  
 DATUM = NAD 83 (2007 ADJUSTMENT)  
 ZONE = FLORIDA EAST  
 LINEAR UNIT = US SURVEY FEET  
 COORDINATE SYSTEM 1983 STATE PLANE  
 TRANSVERSE MERCATOR PROJECTION  
 ALL DISTANCES ARE GROUND  
 SCALE FACTOR = 1.0000017  
 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE  
 BEARINGS AS SHOWN HEREON ARE GRID DATUM,  
 NAD 83 (2007 ADJUSTMENT), FLORIDA EAST ZONE.

**LEGEND/ABBREVIATIONS**

- ⊖ - CENTERLINE
- Δ - DELTA (CENTRAL ANGLE)
- CB - CHORD BEARING
- CD - CHORD DISTANCE
- D.E. - DRAINAGE EASEMENT
- E - EASTING (WHEN USED WITH COORDINATES)
- L - ARC LENGTH
- L.A.E. - LIMITED ACCESS EASEMENT
- LB - LICENSED BUSINESS
- L.M.A.E. - LAKE MAINTENANCE ACCESS EASEMENT
- L.M.E. - LAKE MAINTENANCE EASEMENT
- N - NORTHING (WHEN USED WITH COORDINATES)
- PC - POINT OF CURVATURE
- PT - POINT OF TANGENCY
- PNT - POINT OF NON-TANGENCY
- PRC - POINT OF REVERSE CURVATURE
- R - RADIUS
- R.P.E. - RURAL PARKWAY EASEMENT
- U.E. - UTILITY EASEMENT
- PRM - SET PERMANENT REFERENCE MONUMENT  
SET 5/8" IRON ROD WITH CAP  
STAMPED "G&W PRM LB3591"
- PRM - FOUND PERMANENT REFERENCE MONUMENT  
4"x 4"x 24" CONCRETE MONUMENT WITH  
DISK STAMPED "PRM LB7768"

**DESCRIPTION:**

A PORTION OF TRACT O.S.T. 20, CRESSWIND PALM BEACH PHASE 2, AS RECORDED IN PLAT BOOK 130, PAGES 199 THROUGH 205 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND A PLAT OF A PORTION OF SECTIONS 6 AND 7, TOWNSHIP 43 SOUTH, RANGE 41 EAST AND SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY FLORIDA, CITY OF WESTLAKE, PALM BEACH COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF TRACT W-5, CRESSWIND PALM BEACH PHASE 1, AS RECORDED IN PLAT BOOK 128, PAGES 96 THROUGH 105 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; SAID POINT BEING THE BEGINNING OF A CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N.32°22'33"E., A RADIAL DISTANCE OF 1,670.00 FEET; THENCE SOUTHEASTERLY ALONG THE SOUTH LINE OF SAID CRESSWIND PALM BEACH PHASE 1 ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 03°36'14", A DISTANCE OF 105.04 FEET; THENCE S.15°20'22"E. ALONG THE SOUTH LINE OF SAID CRESSWIND PALM BEACH PHASE 1, A DISTANCE OF 34.53 FEET; THENCE S.63°02'55"E. ALONG THE SOUTH LINE OF SAID CRESSWIND PALM BEACH PHASE 1, A DISTANCE OF 56.14 FEET; THENCE S.30°58'41"W., A DISTANCE OF 8.77 FEET; THENCE S.59°01'19"E., A DISTANCE OF 150.00 FEET; THENCE N.30°58'41"E., A DISTANCE OF 39.07 FEET; THENCE S.59°01'19"E., A DISTANCE OF 157.67 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N.55°03'38"W., A RADIAL DISTANCE OF 122.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 11°40'08", A DISTANCE OF 24.85 FEET; THE PREVIOUS FIVE COURSES AND DISTANCES ARE ALONG THE SOUTH LINE OF SAID CRESSWIND PALM BEACH PHASE 2; THENCE N.28°09'40"W., A DISTANCE OF 34.77 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF SAID TRACT O.S.T. 20 AND A POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N.16°19'54"E., A RADIAL DISTANCE OF 1670.00 FEET, THENCE EASTERLY ALONG SAID NORTH LINE OF TRACT O.S.T. 20 ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 03°38'13", A DISTANCE OF 106.00 FEET; THENCE S.59°56'06"W., A DISTANCE OF 35.16 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF SAID O.S.T. 20; THENCE S.69°48'37"E., A DISTANCE OF 129.18 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N.70°12'01"W., A RADIAL DISTANCE OF 380.41 FEET; THENCE NORTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 06°39'03", A DISTANCE OF 44.16 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N.09°05'04"E., A RADIAL DISTANCE OF 1,670.00 FEET; THENCE EASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 07°26'20", A DISTANCE OF 216.82 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N.88°42'26"E., A RADIAL DISTANCE OF 2028.54 FEET, THE PREVIOUS THREE COURSES AND DISTANCES ARE ALONG THE SOUTH LINE OF SAID CRESSWIND PALM BEACH PHASE 2; THENCE SOUTHERLY ALONG THE LAST DESCRIBED CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 00°41'55", A DISTANCE OF 24.74 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES S.89°40'14"W., A RADIAL DISTANCE OF 196.92 FEET; THENCE SOUTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 18°24'54", A DISTANCE OF 63.29 FEET; THENCE S.16°16'48"W., A DISTANCE OF 317.01 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES S.73°24'03"E., A RADIAL DISTANCE OF 1,295.47 FEET; THENCE SOUTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 13°06'43", A DISTANCE OF 296.46 FEET; THENCE S.10°53'13"W., A DISTANCE OF 56.01 FEET; THENCE S.57°18'31"W., A DISTANCE OF 35.62 FEET; THENCE N.78°06'51"W., A DISTANCE OF 56.00 FEET; THENCE N.33°06'51"W., A DISTANCE OF 35.36 FEET; THENCE N.78°06'51"W., A DISTANCE OF 24.70 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 1,172.00 FEET AND A CENTRAL ANGLE OF 03°55'43"; THENCE WESTERLY ALONG THE ARC A DISTANCE OF 80.36 FEET; THENCE S.11°53'09"W., A DISTANCE OF 199.93 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 742.00 FEET AND A CENTRAL ANGLE OF 22°44'41"; THENCE SOUTHWESTERLY ALONG THE ARC A DISTANCE OF 294.55 FEET; THENCE S.34°37'50"W., A DISTANCE OF 49.53 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES S.25°04'33"W., A RADIAL DISTANCE OF 458.00 FEET; THENCE WESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 09°51'49", A DISTANCE OF 78.85 FEET; THENCE N.74°47'16"W., A DISTANCE OF 56.57 FEET; THENCE S.15°12'44"W., A DISTANCE OF 130.00 FEET; THENCE S.74°47'16"E., A DISTANCE OF 50.00 FEET; THENCE S.06°43'42"W., A DISTANCE OF 56.63 FEET; THENCE S.15°35'19"W., A DISTANCE OF 241.18 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF PERSIMMON BOULEVARD EAST- PLAT 3, AS RECORDED IN ROAD PLAT BOOK 12, PAGES 158 THROUGH 160 OF SAID PUBLIC RECORDS; THENCE N.75°15'28"W. ALONG SAID NORTH LINE AND THE NORTH LINE OF PERSIMMON BOULEVARD EAST- PLAT 2, AS RECORDED IN PLAT BOOK 128, PAGES 16 THROUGH 19 OF SAID PUBLIC RECORDS, A DISTANCE OF 117.03 FEET; THENCE S.14°45'31"W. ALONG THE NORTH LINE OF PERSIMMON BOULEVARD EAST - PLAT 2, A DISTANCE OF 11.00 FEET; THENCE N.75°14'29"W. ALONG THE NORTH LINE OF PERSIMMON BOULEVARD EAST- PLAT 2 AND THE WESTERLY PROJECTION THEREOF, A DISTANCE OF 204.37 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 2,797.00 FEET AND A CENTRAL ANGLE OF 19°52'51"; THENCE NORTHWESTERLY ALONG THE ARC A DISTANCE OF 970.52 FEET; THENCE N.55°21'38"W., A DISTANCE OF 213.23 FEET; THENCE N.34°38'22"E., A DISTANCE OF 470.25 FEET; THENCE S.67°44'31"E., A DISTANCE OF 25.73 FEET; THENCE N.14°36'19"E., A DISTANCE OF 100.00 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES N.15°05'17"E., A RADIAL DISTANCE OF 858.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 19°33'05", A DISTANCE OF 292.78 FEET; THENCE N.55°21'38"W., A DISTANCE OF 158.27 FEET; THENCE N.34°38'22"E., A DISTANCE OF 130.00 FEET; THENCE S.55°21'38"E., A DISTANCE OF 40.06 FEET; THENCE N.34°38'22"E., A DISTANCE OF 186.00 FEET, THE PREVIOUS SEVEN COURSES AND DISTANCES ARE ALONG THE EASTERLY BOUNDARY LINE OF SAID CRESSWIND PALM BEACH PHASE 2; THENCE S.55°21'30"E., A DISTANCE OF 118.19 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 542.00 FEET AND A CENTRAL ANGLE OF 25°17'11"; THENCE EASTERLY ALONG THE ARC A DISTANCE OF 239.20 FEET; THENCE S.80°38'41"E., A DISTANCE OF 496.13 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES S.69°28'42"E., A RADIAL DISTANCE OF 1,083.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 10°27'25", A DISTANCE OF 197.66 FEET; THENCE N.30°58'43"E., A DISTANCE OF 449.55 FEET TO THE POINT OF BEGINNING, THE PREVIOUS FIVE COURSES AND DISTANCES ARE ALONG THE BOUNDARY LINES OF THE AFORESAID TRACT W-5.

CONTAINING 2,240,263 SQUARE FEET OR 51.4294 ACRES, MORE OR LESS.

**SURVEYOR'S NOTES AND REPORT:**

1. REPRODUCTIONS OF THIS SURVEY ARE NOT VALID WITHOUT A SIGNED AND SEALED OR VERIFIABLE ELECTRONIC SIGNATURE OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR AND MAPPER
2. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
3. THE LAND DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
4. BEARINGS SHOWN HEREON ARE BASED ON A RECORD PLAT BEARING OF S.80°38'41"E. ALONG THE SOUTH LINE OF TRACT W-5, CRESSWIND PALM BEACH PHASE 1, AS RECORDED IN PLAT BOOK 128, PAGES 96 THROUGH 105 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (2007 ADJUSTMENT).
5. COORDINATES SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (2007 ADJUSTMENT), AND BASED ON REDUNDANT G.P.S. OBSERVATIONS UTILIZING THE CERTIFIED LENGEMAN NETWORK.
6. LANDS SHOWN HEREON WERE NOT ABSTRACTED, BY THE SURVEYOR, FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.

**CERTIFICATE:**

I HEREBY CERTIFY THAT THE ATTACHED BOUNDARY SURVEY OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON FEBRUARY 24, 2021. I FURTHER CERTIFY THAT THIS BOUNDARY SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17, FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO FLORIDA STATUTES 472.027.

REVISIONS	DATE	BY

CAULFIELD & WHEELER, INC.  
 CIVIL ENGINEERING - LAND PLANNING  
 LANDSCAPE ARCHITECTURE - SURVEYING  
 7900 GLADES ROAD - SUITE 100  
 BOCA RATON, FLORIDA 33434  
 PHONE (561)-392-1991 / FAX (561)-750-1452

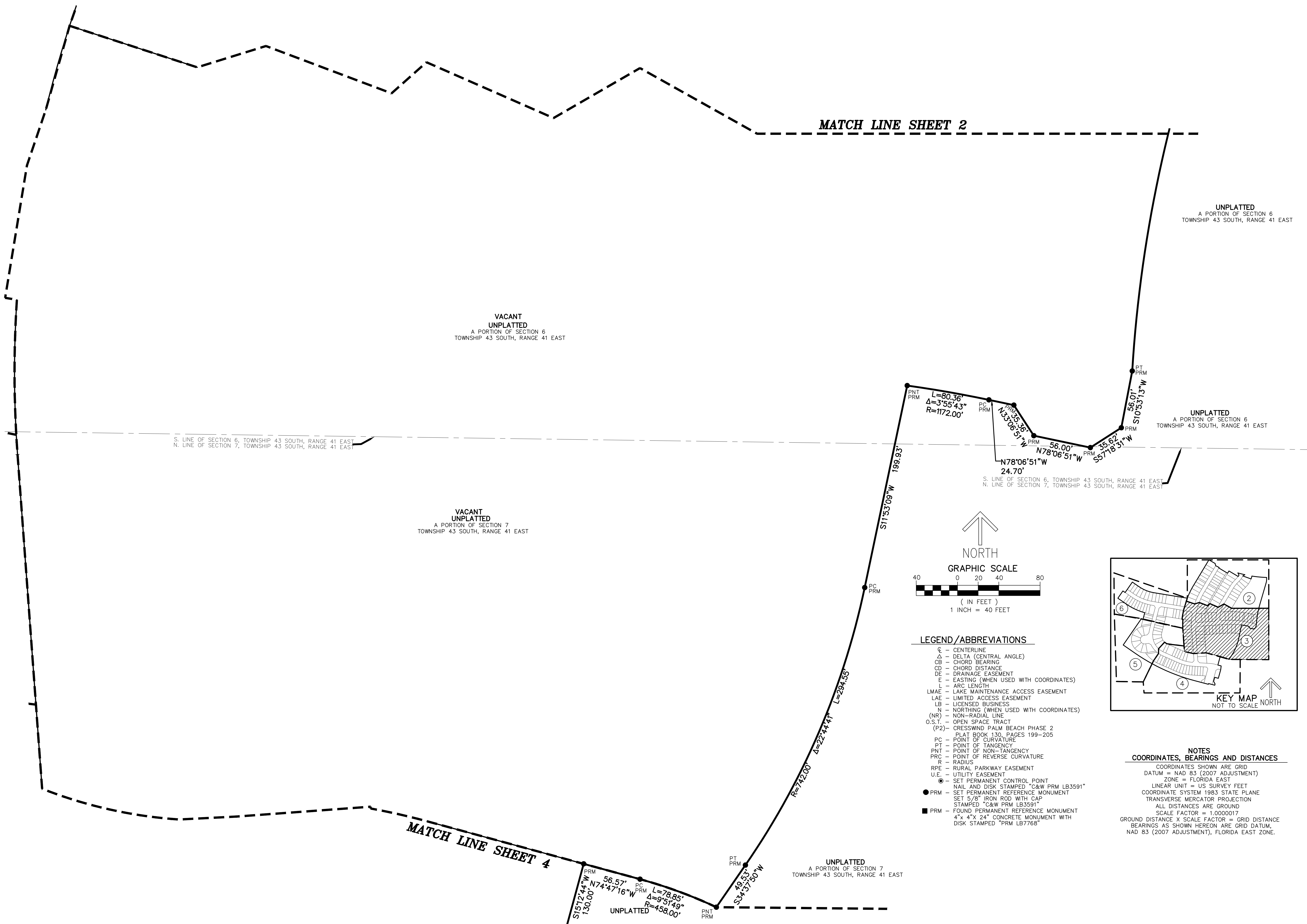
BOUNDARY SURVEY  
 A PORTION OF SECTION 12  
 TOWNSHIP 43 SOUTH, RANGE 40 EAST  
 TOWNSHIP 43 SOUTH, RANGE 41 EAST  
 CITY OF WESTLAKE  
 PALM BEACH COUNTY, FLORIDA

DATE	2/24/20
DRAWN BY	dl
F.B./ PG.	ELEC.
SCALE	AS SHOWN

DAVID P. LINDLEY  
 REGISTERED LAND  
 SURVEYOR NO. 5005  
 STATE OF FLORIDA  
 I.B. 3591

JOB #	8272-2
SHT. NO.	1
OF 6 SHEETS	





MATCH LINE SHEET 2

UNPLATTED  
A PORTION OF SECTION 6  
TOWNSHIP 43 SOUTH, RANGE 41 EAST

VACANT  
UNPLATTED  
A PORTION OF SECTION 6  
TOWNSHIP 43 SOUTH, RANGE 41 EAST

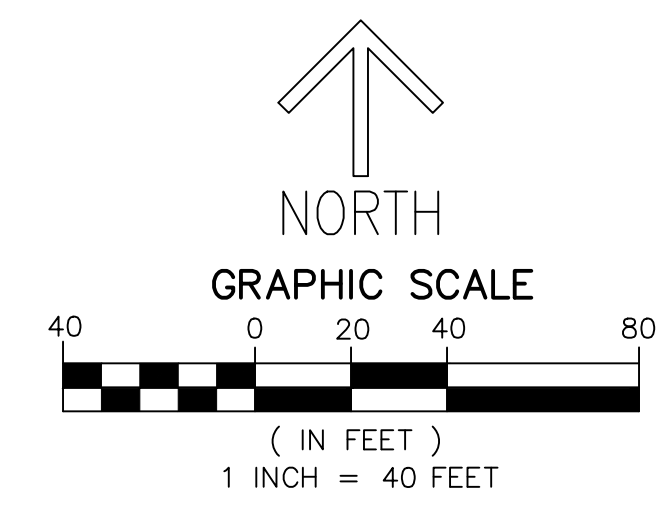
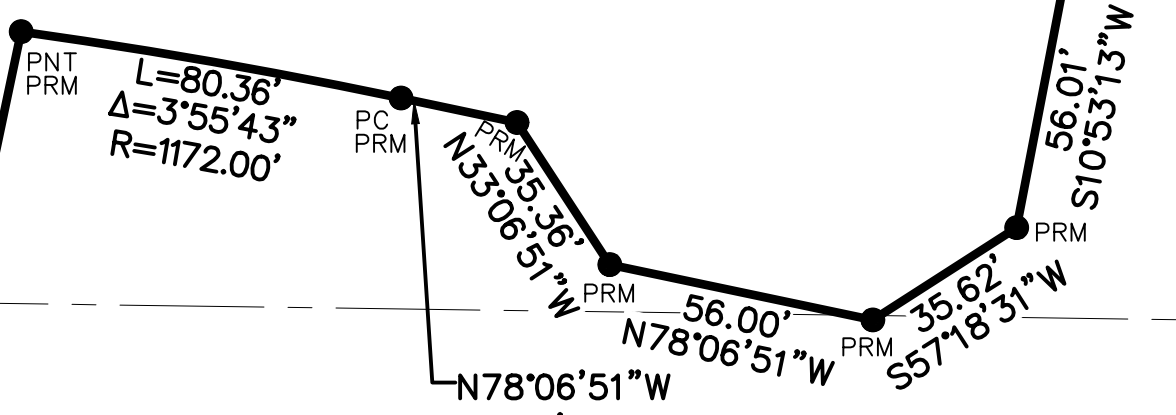
S. LINE OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST  
N. LINE OF SECTION 7, TOWNSHIP 43 SOUTH, RANGE 41 EAST

VACANT  
UNPLATTED  
A PORTION OF SECTION 7  
TOWNSHIP 43 SOUTH, RANGE 41 EAST

UNPLATTED  
A PORTION OF SECTION 6  
TOWNSHIP 43 SOUTH, RANGE 41 EAST

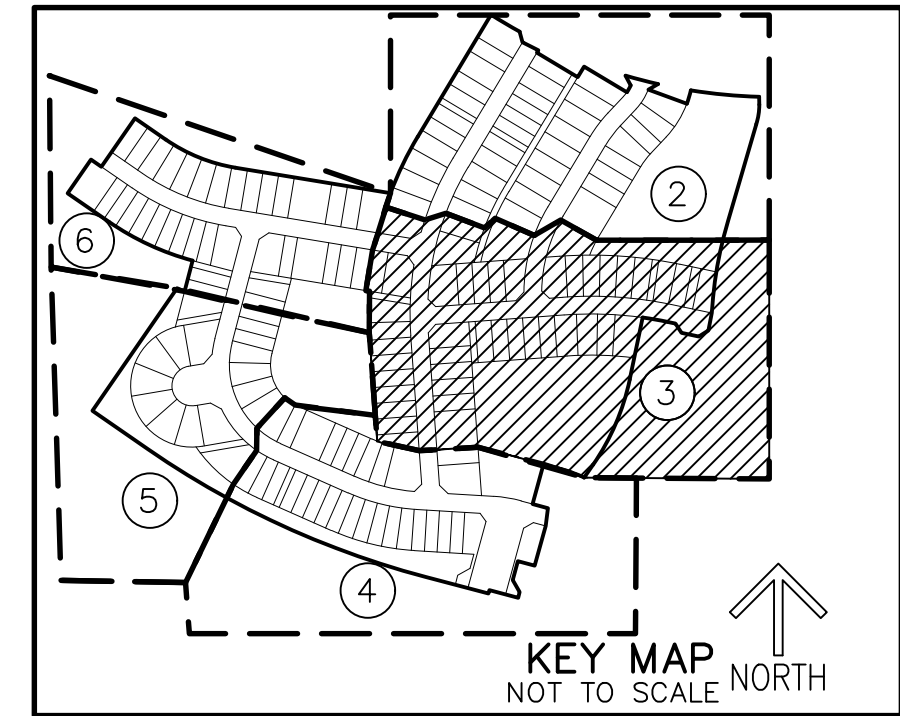
S. LINE OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST  
N. LINE OF SECTION 7, TOWNSHIP 43 SOUTH, RANGE 41 EAST

UNPLATTED  
A PORTION OF SECTION 7  
TOWNSHIP 43 SOUTH, RANGE 41 EAST



LEGEND/ABBREVIATIONS

- CL - CENTERLINE
- Δ - DELTA (CENTRAL ANGLE)
- CB - CHORD BEARING
- CD - CHORD DISTANCE
- DE - DRAINAGE EASEMENT
- E - EASTING (WHEN USED WITH COORDINATES)
- L - ARC LENGTH
- LMAE - LAKE MAINTENANCE ACCESS EASEMENT
- LAE - LIMITED ACCESS EASEMENT
- LB - LICENSED BUSINESS
- N - NORTHING (WHEN USED WITH COORDINATES)
- (NR) - NON-RADIAL LINE
- O.S.T. - OPEN SPACE TRACT
- (P2) - CRESSWIND PALM BEACH PHASE 2
- PLAT BOOK 130, PAGES 199-205
- PC - POINT OF CURVATURE
- PT - POINT OF TANGENCY
- PNT - POINT OF NON-TANGENCY
- PRC - POINT OF REVERSE CURVATURE
- R - RADIUS
- RPE - RURAL PARKWAY EASEMENT
- U.E. - UTILITY EASEMENT
- - SET PERMANENT CONTROL POINT
- - NAIL AND DISK STAMPED "C&W PRM LB3591"
- - SET PERMANENT REFERENCE MONUMENT
- - SET 5/8" IRON ROD WITH CAP
- - STAMPED "C&W PRM LB3591"
- - FOUND PERMANENT REFERENCE MONUMENT
- - 4" x 4" x 24" CONCRETE MONUMENT WITH DISK STAMPED "PRM LB7768"



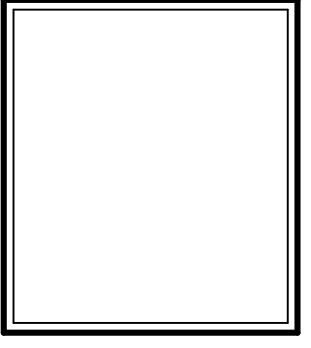
NOTES  
COORDINATES, BEARINGS AND DISTANCES  
COORDINATES SHOWN ARE GRID  
DATUM = NAD 83 (2007 ADJUSTMENT)  
ZONE = FLORIDA EAST  
LINEAR UNIT = US SURVEY FEET  
COORDINATE SYSTEM 1983 STATE PLANE  
TRANSVERSE MERCATOR PROJECTION  
ALL DISTANCES ARE GROUND  
SCALE FACTOR = 1.0000017  
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE  
BEARINGS AS SHOWN HEREON ARE GRID DATUM,  
NAD 83 (2007 ADJUSTMENT), FLORIDA EAST ZONE.

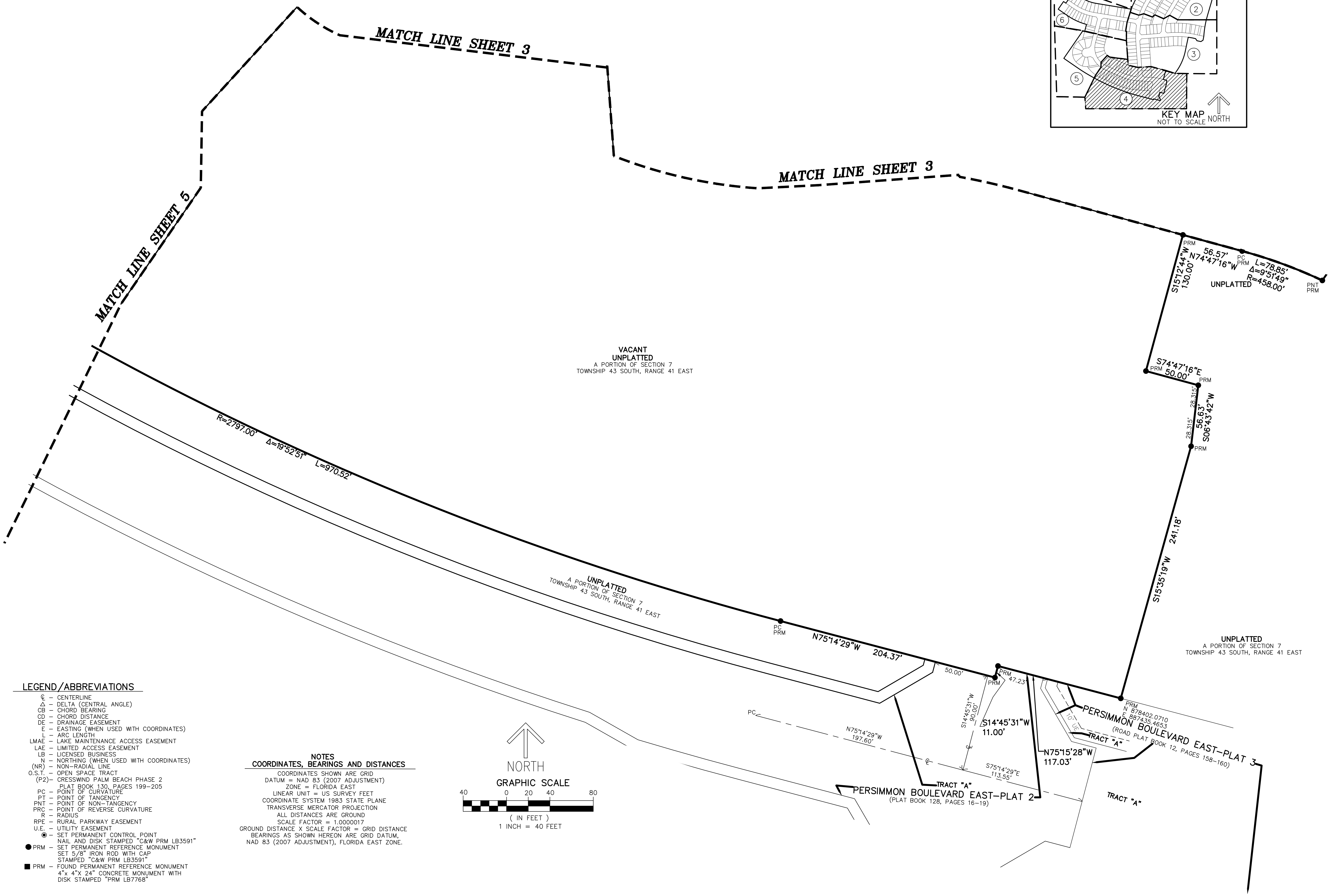
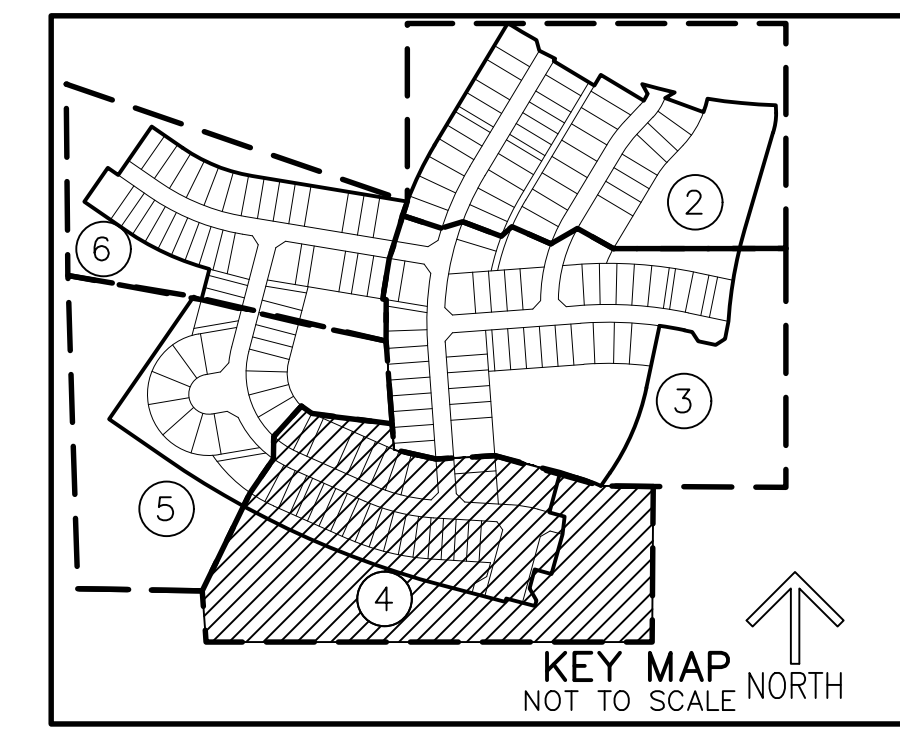
NO.	DATE	BY

CAULFIELD & WHEELER, INC.  
CIVIL ENGINEERING - LAND PLANNING  
LANDSCAPE ARCHITECTURE - SURVEYING  
7900 GLADES ROAD - SUITE 100  
BOCA RATON, FLORIDA 33434  
PHONE (561)-392-1991 / FAX (561)-750-1452

BOUNDARY SURVEY 12  
A PORTION OF SECTION 40 EAST  
TOWNSHIP 43 SOUTH, RANGE 40 EAST  
AND SECTIONS 6 AND 7  
TOWNSHIP 43 SOUTH, RANGE 41 EAST  
CITY OF WESTLAKE  
PALM BEACH COUNTY, FLORIDA

DATE 2/24/20  
DRAWN BY dl  
F.B./ PG. ELEC  
SCALE AS SHOWN

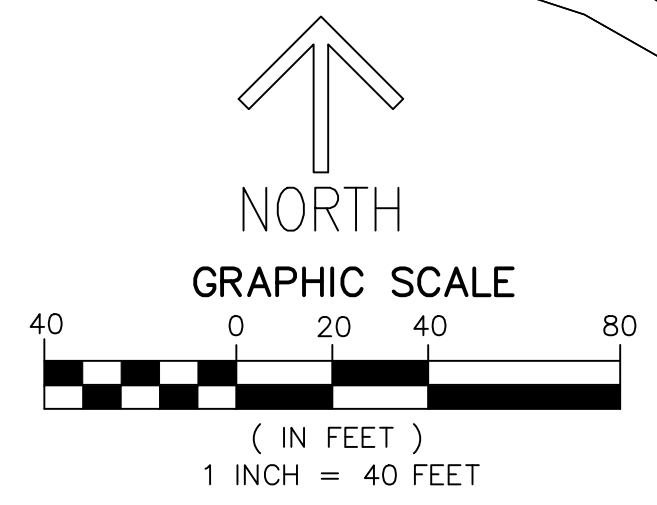




- LEGEND/ABBREVIATIONS**
- CL - CENTERLINE
  - Δ - DELTA (CENTRAL ANGLE)
  - CB - CHORD BEARING
  - CD - CHORD DISTANCE
  - DE - DRAINAGE EASEMENT
  - E - EASTING (WHEN USED WITH COORDINATES)
  - L - ARC LENGTH
  - LMAE - LAKE MAINTENANCE ACCESS EASEMENT
  - LAE - LIMITED ACCESS EASEMENT
  - LB - LICENSED BUSINESS
  - N - NORTHING (WHEN USED WITH COORDINATES)
  - (NR) - NON-RADIAL LINE
  - O.S.T. - OPEN SPACE TRACT
  - (P2) - CRESSWIND PALM BEACH PHASE 2
  - PC - POINT OF CURVATURE
  - PT - POINT OF TANGENCY
  - PNT - POINT OF NON-TANGENCY
  - PRC - POINT OF REVERSE CURVATURE
  - R - RADIUS
  - RPE - RURAL PARKWAY EASEMENT
  - U.E. - UTILITY EASEMENT
  - - SET PERMANENT CONTROL POINT  
NAIL AND DISK STAMPED "C&W PRM LB3591"
  - - SET PERMANENT REFERENCE MONUMENT  
SET 5/8" IRON ROD WITH CAP  
STAMPED "C&W PRM LB3591"
  - - FOUND PERMANENT REFERENCE MONUMENT  
4" X 4" X 24" CONCRETE MONUMENT WITH  
DISK STAMPED "PRM LB7768"

**NOTES**  
**COORDINATES, BEARINGS AND DISTANCES**

COORDINATES SHOWN ARE GRID  
DATUM = NAD 83 (2007 ADJUSTMENT)  
ZONE = FLORIDA EAST  
LINEAR UNIT = US SURVEY FEET  
COORDINATE SYSTEM 1983 STATE PLANE  
TRANSVERSE MERCATOR PROJECTION  
ALL DISTANCES ARE GROUND  
SCALE FACTOR = 1.0000017  
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE  
BEARINGS AS SHOWN HEREON ARE GRID DATUM,  
NAD 83 (2007 ADJUSTMENT), FLORIDA EAST ZONE.

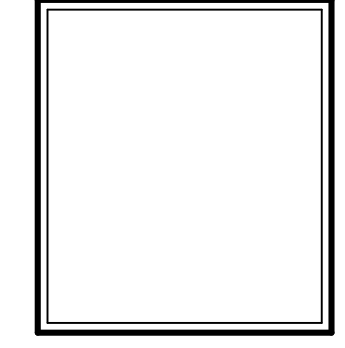


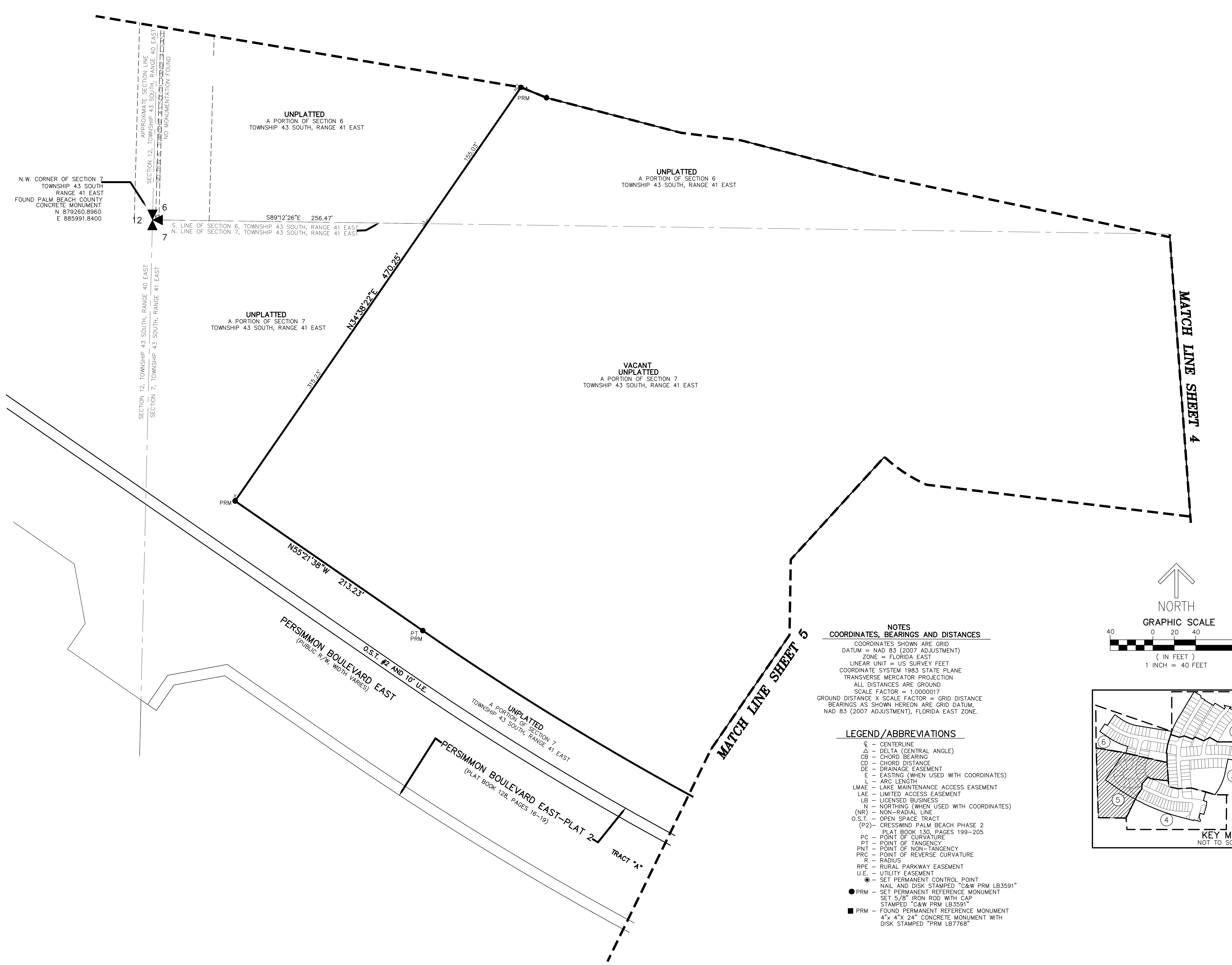
NO.	DATE	BY

**CAULFIELD & WHEELER, INC.**  
CIVIL ENGINEERING - LAND PLANNING  
LANDSCAPE ARCHITECTURE - SURVEYING  
7900 GLADES ROAD - SUITE 100  
BOCA RATON, FLORIDA 33434  
PHONE (561)-392-1991 / FAX (561)-750-1452

**BOUNDARY SURVEY 12**  
A PORTION OF SECTION 40 EAST  
TOWNSHIP 43 SOUTH, RANGE 40 EAST  
AND SECTIONS 6 AND 7  
TOWNSHIP 43 SOUTH, RANGE 41 EAST  
CITY OF WESTLAKE  
PALM BEACH COUNTY, FLORIDA

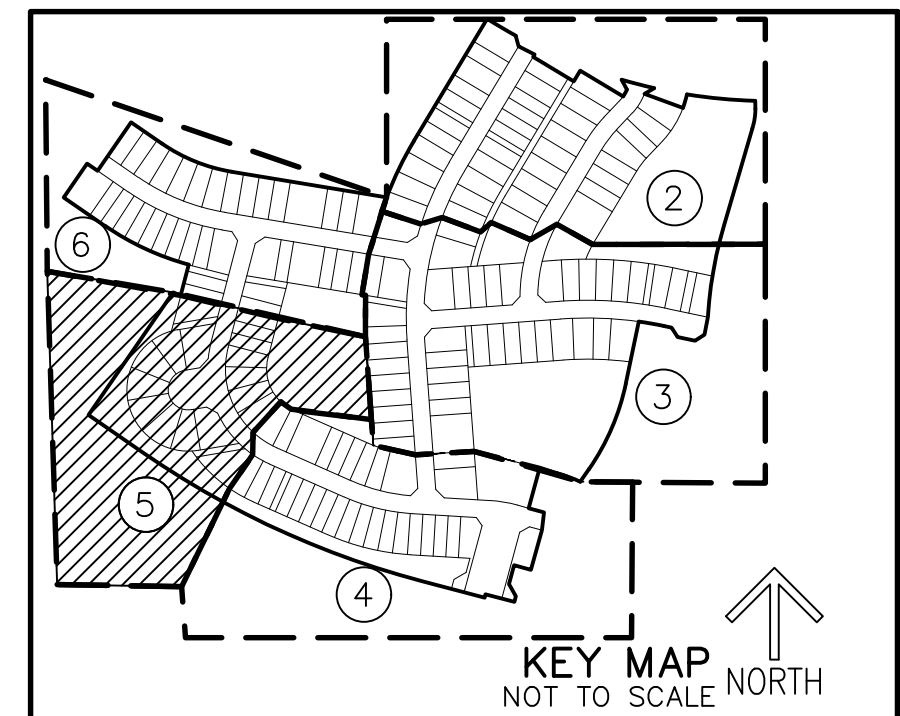
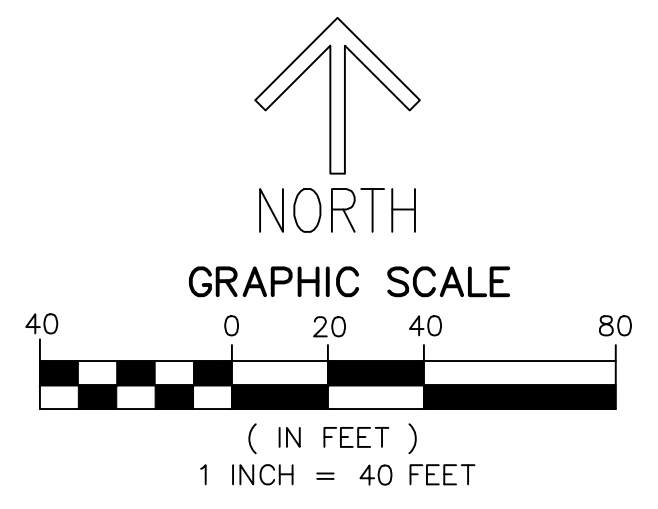
DATE 2/24/20  
DRAWN BY dl  
F.B./ PG. ELEC  
SCALE AS SHOWN





**NOTES**  
**COORDINATES, BEARINGS AND DISTANCES**  
 COORDINATES SHOWN ARE GRID  
 DATUM = NAD 83 (2007 ADJUSTMENT)  
 ZONE = FLORIDA EAST  
 LINEAR UNIT = US SURVEY FEET  
 COORDINATE SYSTEM 1983 STATE PLANE  
 TRANSVERSE MERCATOR PROJECTION  
 ALL DISTANCES ARE GROUND  
 SCALE FACTOR = 1.0000017  
 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE  
 BEARINGS AS SHOWN HEREON ARE GRID DATUM,  
 NAD 83 (2007 ADJUSTMENT), FLORIDA EAST ZONE.

- LEGEND/ABBREVIATIONS**
- CL - CENTERLINE
  - Δ - DELTA (CENTRAL ANGLE)
  - CB - CHORD BEARING
  - CD - CHORD DISTANCE
  - DE - DRAINAGE EASEMENT
  - E - EASTING (WHEN USED WITH COORDINATES)
  - L - ARC LENGTH
  - LM&E - LAKE MAINTENANCE ACCESS EASEMENT
  - LAE - LIMITED ACCESS EASEMENT
  - LB - LICENSED BUSINESS
  - N - NORTHING (WHEN USED WITH COORDINATES)
  - (NR) - NON-RADIAL LINE
  - O.S.T. - OPEN SPACE TRACT
  - (P2) - CRESSWIND PALM BEACH PHASE 2  
PLAT BOOK 130, PAGES 199-205
  - PC - POINT OF CURVATURE
  - PT - POINT OF TANGENCY
  - PNT - POINT OF NON-TANGENCY
  - PRC - POINT OF REVERSE CURVATURE
  - R - RADIUS
  - RPE - RURAL PARKWAY EASEMENT
  - U.E. - UTILITY EASEMENT
  - - SET PERMANENT CONTROL POINT  
NAIL AND DISK STAMPED "C&W PRM LB3591"
  - - SET PERMANENT REFERENCE MONUMENT  
SET 5/8" IRON ROD WITH CAP  
STAMPED "C&W PRM LB3591"
  - - FOUND PERMANENT REFERENCE MONUMENT  
4" x 4" x 24" CONCRETE MONUMENT WITH  
DISK STAMPED "PRM LB7768"

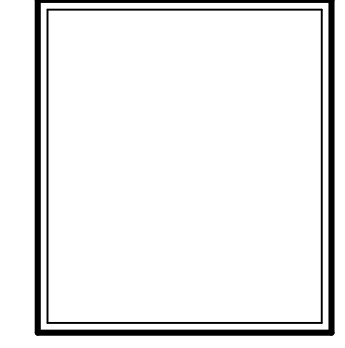


REVISIONS	DATE	BY

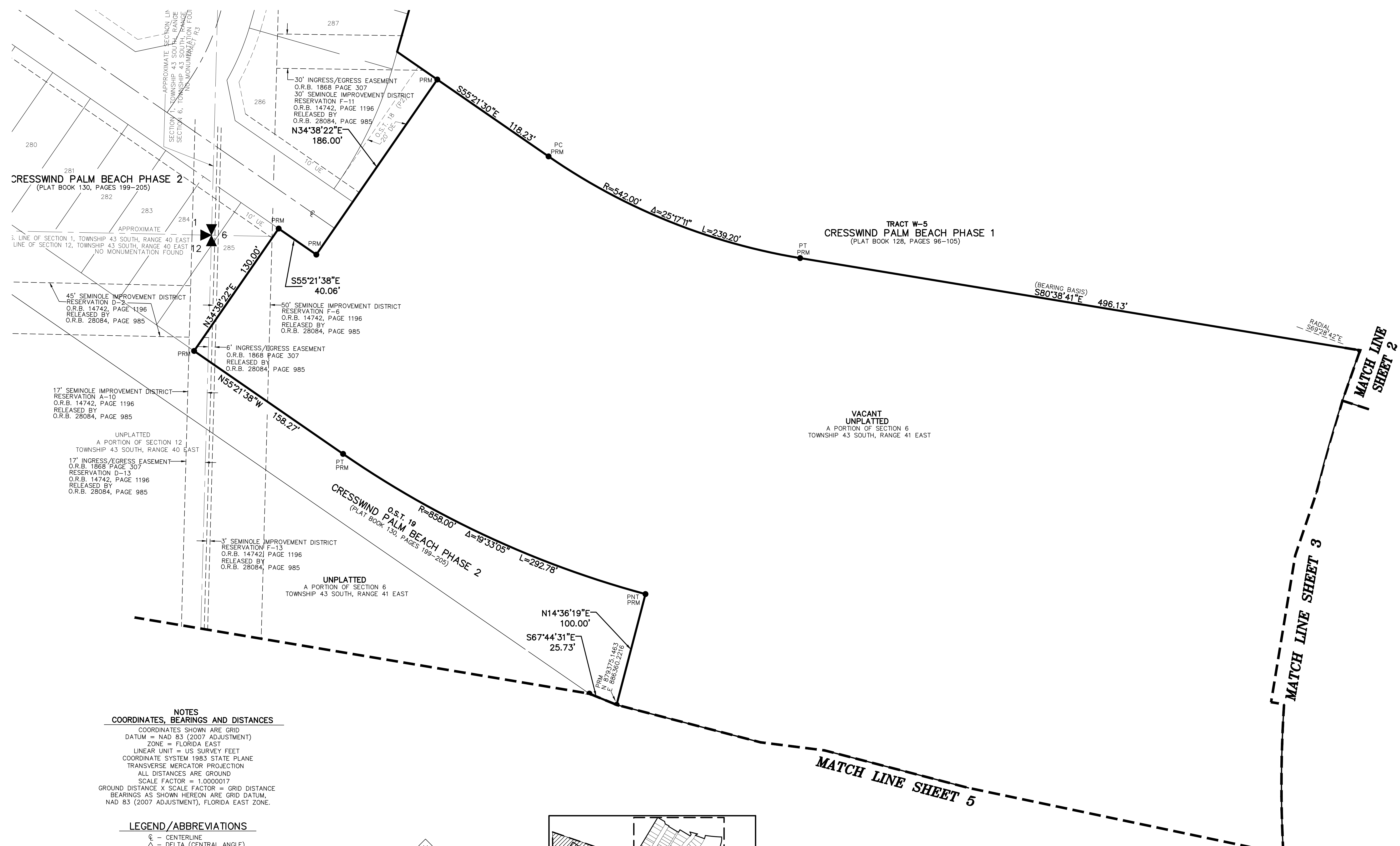
CAULFIELD & WHEELER, INC.  
 CIVIL ENGINEERING - LAND PLANNING  
 LANDSCAPE ARCHITECTURE - SURVEYING  
 7900 GLADES ROAD - SUITE 100  
 BOCA RATON, FLORIDA 33434  
 PHONE (561)-992-1991 / FAX (561)-750-1452

BOUNDARY SURVEY 12  
 A PORTION OF SECTION 40 EAST  
 TOWNSHIP 43 SOUTH, RANGE 40 EAST  
 AND SECTIONS 6 AND 7  
 TOWNSHIP 43 SOUTH, RANGE 41 EAST  
 CITY OF WESTLAKE  
 PALM BEACH COUNTY, FLORIDA

DATE 2/24/20  
 DRAWN BY dl  
 F.B./ PG. ELEC  
 SCALE AS SHOWN

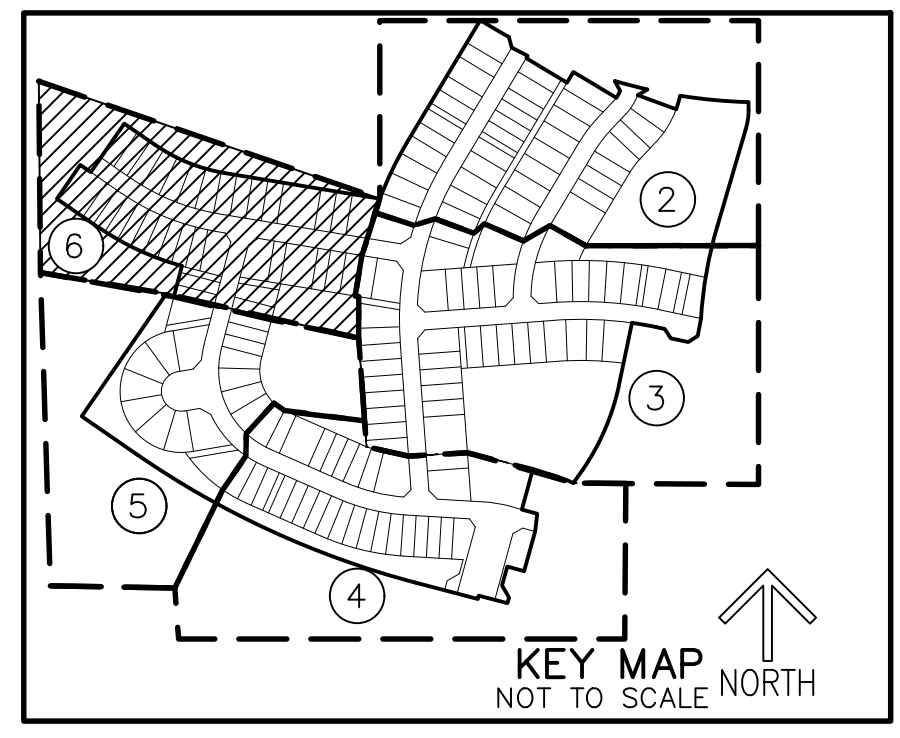
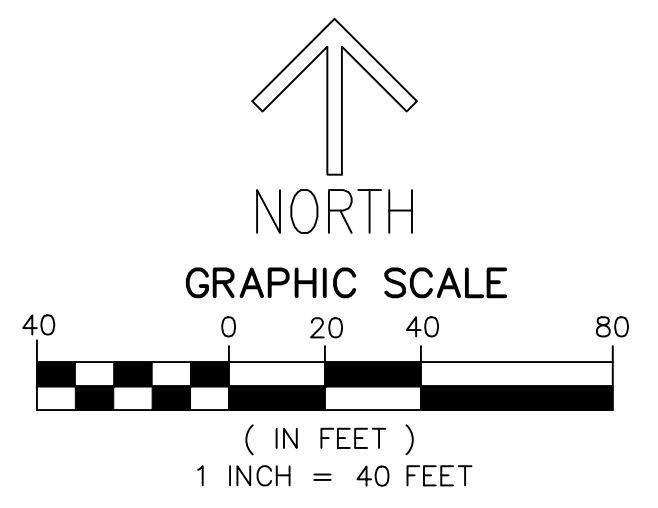






**NOTES**  
**COORDINATES, BEARINGS AND DISTANCES**  
 COORDINATES SHOWN ARE GRID  
 DATUM = NAD 83 (2007 ADJUSTMENT)  
 ZONE = FLORIDA EAST  
 LINEAR UNIT = US SURVEY FEET  
 COORDINATE SYSTEM 1983 STATE PLANE  
 TRANSVERSE MERCATOR PROJECTION  
 ALL DISTANCES ARE GROUND  
 SCALE FACTOR = 1.0000017  
 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE  
 BEARINGS AS SHOWN HEREON ARE GRID DATUM,  
 NAD 83 (2007 ADJUSTMENT), FLORIDA EAST ZONE.

- LEGEND / ABBREVIATIONS**
- ⊙ - CENTERLINE
  - Δ - DELTA (CENTRAL ANGLE)
  - CB - CHORD BEARING
  - CD - CHORD DISTANCE
  - DE - DRAINAGE EASEMENT
  - L - ARC LENGTH
  - LMAE - LAKE MAINTENANCE ACCESS EASEMENT
  - LAE - LIMITED ACCESS EASEMENT
  - LB - LICENSED BUSINESS
  - N - NORTHING (WHEN USED WITH COORDINATES)
  - (NR) - NON-RADIAL LINE
  - O.S.T. - OPEN SPACE TRACT
  - (P2) - CRESSWIND PALM BEACH PHASE 2
  - PLB - PLAT BOOK 130, PAGES 199-205
  - PC - POINT OF CURVATURE
  - PT - POINT OF TANGENCY
  - PNT - POINT OF NON-TANGENCY
  - PRC - POINT OF REVERSE CURVATURE
  - R - RADIUS
  - RPE - RURAL PARKWAY EASEMENT
  - U.E. - UTILITY EASEMENT
  - ⊙ - SET PERMANENT CONTROL POINT  
 NAIL AND DISK STAMPED "O&W PRM LB3591"
  - - SET PERMANENT REFERENCE MONUMENT  
 SET 5/8" IRON ROD WITH CAP  
 STAMPED "C&W PRM LB3591"
  - - FOUND PERMANENT REFERENCE MONUMENT  
 4" 4" 24" CONCRETE MONUMENT WITH  
 DISK STAMPED "PRM LB7768"

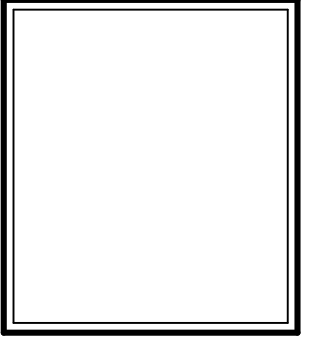


REVISIONS	DATE	BY

**CAULFIELD & WHEELER, INC.**  
 CIVIL ENGINEERING - LAND PLANNING  
 LANDSCAPE ARCHITECTURE - SURVEYING  
 7900 GLADES ROAD - SUITE 100  
 BOCA RATON, FLORIDA 33434  
 PHONE (561)-992-1991 / FAX (561)-750-1452

**BOUNDARY SURVEY**  
 A PORTION OF SECTION 12  
 TOWNSHIP 43 SOUTH, RANGE 40 EAST  
 AND SECTIONS 6 AND 7  
 TOWNSHIP 43 SOUTH, RANGE 41 EAST  
 CITY OF WESTLAKE  
 PALM BEACH COUNTY, FLORIDA

DATE 2/24/20  
 DRAWN BY dl  
 F.B. / PG. ELEC  
 SCALE AS SHOWN



JOB # 8272-1  
 SHT. NO.  
**6**  
 OF 6 SHEETS

**Exhibit "A"**  
**Legal Description**  
**Cresswind Palm Beach Phase 3**

BEGINNING AT THE NORTHEAST CORNER OF TRACT W-5, CRESSWIND PALM BEACH PHASE 1, AS RECORDED IN PLAT BOOK 128, PAGES 96 THROUGH 105 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; SAID POINT BEING THE BEGINNING OF A CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N.32°22'33"E., A RADIAL DISTANCE OF 1,670.00 FEET; THENCE SOUTHEASTERLY ALONG THE SOUTH LINE OF SAID CRESSWIND PALM BEACH PHASE 1 ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 03°36'14", A DISTANCE OF 105.04 FEET; THENCE S.15°20'22"E. ALONG THE SOUTH LINE OF SAID CRESSWIND PALM BEACH PHASE 1, A DISTANCE OF 34.53 FEET; THENCE S.63°02'55"E. ALONG THE SOUTH LINE OF SAID CRESSWIND PALM BEACH PHASE 1, A DISTANCE OF 56.14 FEET; THENCE S.30°58'41"W., A DISTANCE OF 8.77 FEET; THENCE S.59°01'19"E., A DISTANCE OF 150.00 FEET; THENCE N.30°58'41"E., A DISTANCE OF 39.07 FEET; THENCE S.59°01'19"E., A DISTANCE OF 157.67 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N.55°03'38"W., A RADIAL DISTANCE OF 122.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 11°40'08", A DISTANCE OF 24.85 FEET; THE PREVIOUS FIVE COURSES AND DISTANCES ARE ALONG THE SOUTH LINE OF SAID CRESSWIND PALM BEACH PHASE 2; THENCE N.28°09'40"W., A DISTANCE OF 34.77 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF SAID TRACT O.S.T. 20 AND A POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N.16°19'54"E., A RADIAL DISTANCE OF 1670.00 FEET, THENCE EASTERLY ALONG SAID NORTH LINE OF TRACT O.S.T. 20 ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 03°38'13", A DISTANCE OF 106.00 FEET; THENCE S.59°56'06"W, A DISTANCE OF 35.16 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF SAID O.S.T. 20; THENCE S.69°48'37"E., DISTANCE OF 129.18 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N.70°12'01"W., A RADIAL DISTANCE OF 380.41 FEET; THENCE NORTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 06°39'03", A DISTANCE OF 44.16 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N.09°05'04"E., A RADIAL DISTANCE OF 1,670.00 FEET; THENCE EASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 07°26'20", A DISTANCE OF 216.82 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N.88°42'26"E., A RADIAL DISTANCE OF 2028.54 FEET, THE PREVIOUS THREE COURSES AND DISTANCES ARE ALONG THE SOUTH LINE OF SAID CRESSWIND PALM BEACH PHASE 2; THENCE SOUTHERLY ALONG THE LAST DESCRIBED CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 00°41'55", A DISTANCE OF 24.74 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES S.89°40'14"W., A RADIAL DISTANCE OF 196.92 FEET; THENCE SOUTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 18°24'54", A DISTANCE OF 63.29 FEET; THENCE S.16°16'48"W., A DISTANCE OF 317.01 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES S.73°24'03"E., A RADIAL DISTANCE OF 1,295.47 FEET; THENCE SOUTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 13°06'43", A DISTANCE OF 296.46 FEET; THENCE S.10°53'13"W., A DISTANCE OF 56.01 FEET; THENCE S.57°18'31"W., A DISTANCE OF 35.62 FEET; THENCE N.78°06'51"W., A DISTANCE OF 56.00 FEET; THENCE N.33°06'51"W., A DISTANCE OF 35.36 FEET; THENCE N.78°06'51"W., A DISTANCE OF 24.70 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 1,172.00 FEET AND A CENTRAL ANGLE OF 03°55'43"; THENCE WESTERLY ALONG THE ARC A DISTANCE OF 80.36 FEET; THENCE S.11°53'09"W., A DISTANCE OF 199.93 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 742.00 FEET AND A CENTRAL ANGLE OF 22°44'41"; THENCE SOUTHWESTERLY ALONG THE ARC A DISTANCE OF 294.55 FEET; THENCE S.34°37'50"W., A DISTANCE OF 49.53 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES S.25°04'33"W., A RADIAL DISTANCE OF 458.00 FEET; THENCE WESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 09°51'49", A DISTANCE OF 78.85 FEET; THENCE N.74°47'16"W., A DISTANCE OF 56.57 FEET; THENCE S.15°12'44"W., A DISTANCE OF 130.00 FEET; THENCE S.74°47'16"E., A DISTANCE OF 50.00 FEET; THENCE S.06°43'42"W., A DISTANCE OF 56.63 FEET;

THENCE S.15°35'19"W., A DISTANCE OF 241.18 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF PERSIMMON BOULEVARD EAST- PLAT 3, AS RECORDED IN ROAD PLAT BOOK 12, PAGES 158 THROUGH 160 OF SAID PUBLIC RECORDS; THENCE N.75°15'28"W. ALONG SAID NORTH LINE AND THE NORTH LINE OF PERSIMMON BOULEVARD EAST- PLAT 2, AS RECORDED IN PLAT BOOK 128, PAGES 16 THROUGH 19 OF SAID PUBLIC RECORDS, A DISTANCE OF 117.03 FEET; THENCE S.14°45'31"W. ALONG THE NORTH LINE OF PERSIMMON BOULEVARD EAST - PLAT 2, A DISTANCE OF 11.00 FEET; THENCE N.75°14'29"W., ALONG THE NORTH LINE OF PERSIMMON BOULEVARD EAST- PLAT 2 AND THE WESTERLY PROJECTION THEREOF, A DISTANCE OF 204.37 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 2,797.00 FEET AND A CENTRAL ANGLE OF 19°52'51"; THENCE NORTHWESTERLY ALONG THE ARC A DISTANCE OF 970.52 FEET; THENCE N.55°21'38"W., A DISTANCE OF 213.23 FEET; THENCE N.34°38'22"E., A DISTANCE OF 470.25 FEET; THENCE S.67°44'31"E., A DISTANCE OF 25.73 FEET; THENCE N.14°36'19"E., A DISTANCE OF 100.00 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES N.15°05'17"E., A RADIAL DISTANCE OF 858.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 19°33'05", A DISTANCE OF 292.78 FEET; THENCE N.55°21'38"W., A DISTANCE OF 158.27 FEET; THENCE N.34°38'22"E., A DISTANCE OF 130.00 FEET; THENCE S.55°21'38"E., A DISTANCE OF 40.06 FEET; THENCE N.34°38'22"E., A DISTANCE OF 186.00 FEET, THE PREVIOUS SEVEN COURSES AND DISTANCES ARE ALONG THE EASTERLY BOUNDARY LINE OF SAID CRESSWIND PALM BEACH PHASE 2; THENCE S.55°21'30"E., A DISTANCE OF 118.19 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 542.00 FEET AND A CENTRAL ANGLE OF 25°17'11"; THENCE EASTERLY ALONG THE ARC A DISTANCE OF 239.20 FEET; THENCE S.80°38'41"E., A DISTANCE OF 496.13 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES S.69°28'42"E., A RADIAL DISTANCE OF 1,083.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 10°27'25", A DISTANCE OF 197.66 FEET; THENCE N.30°58'43"E., A DISTANCE OF 449.55 FEET TO THE POINT OF BEGINNING, THE PREVIOUS FIVE COURSES AND DISTANCES ARE ALONG THE BOUNDARY LINES OF AFORESAID THE TRACT W-5.

CONTAINING 2,240,263 SQUARE FEET OR 51.4294 ACRES, MORE OR LESS

# CRESSWIND PALM BEACH PHASE 3

BEING A REPLAT OF A PORTION OF O.S.T. 20, CRESSWIND PALM BEACH PHASE 2,  
AS RECORDED IN PLAT BOOK 130, PAGES 199 THROUGH 205 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,  
AND PORTIONS OF SECTIONS 6 AND 7, TOWNSHIP 43 SOUTH, RANGE 41 EAST,  
AND A PORTION OF SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA,  
CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA.

## DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT KH WESTLAKE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA, OWNER OF THE LANDS SHOWN HEREON AS CRESSWIND PALM BEACH PHASE 3, BEING A REPLAT OF A PORTION OF O.S.T. 20, CRESSWIND PALM BEACH PHASE 2, AS RECORDED IN PLAT BOOK 130, PAGES 199 THROUGH 205 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND PORTIONS OF SECTIONS 6 AND 7, TOWNSHIP 43 SOUTH, RANGE 41 EAST, AND A PORTION OF SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF TRACT W-5, CRESSWIND PALM BEACH PHASE 1, AS RECORDED IN PLAT BOOK 128, PAGES 96 THROUGH 105 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; SAID POINT BEING THE BEGINNING OF A CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N.3222'33"E., A RADIAL DISTANCE OF 1,670.00 FEET; THENCE SOUTHEASTERLY ALONG THE SOUTH LINE OF SAID CRESSWIND PALM BEACH PHASE 1 ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 03°36'14", A DISTANCE OF 105.04 FEET; THENCE S.15°20'22"E. ALONG THE SOUTH LINE OF SAID CRESSWIND PALM BEACH PHASE 1, A DISTANCE OF 34.53 FEET; THENCE S.63°02'55"E. ALONG THE SOUTH LINE OF SAID CRESSWIND PALM BEACH PHASE 1, A DISTANCE OF 56.14 FEET; THENCE S.30°58'41"W, A DISTANCE OF 8.77 FEET; THENCE S.59°01'19"E., A DISTANCE OF 150.00 FEET; THENCE N.30°58'41"E., A DISTANCE OF 39.07 FEET; THENCE S.59°01'19"E., A DISTANCE OF 157.67 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N.55°03'38"W., A RADIAL DISTANCE OF 122.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 11°40'08", A DISTANCE OF 24.85 FEET; THENCE THE PREVIOUS FIVE COURSES AND DISTANCES ARE ALONG THE SOUTH LINE OF SAID CRESSWIND PALM BEACH PHASE 2; THENCE N.28°09'40"W., A DISTANCE OF 34.77 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF SAID TRACT O.S.T. 20 AND A POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N.1619'54"E., A RADIAL DISTANCE OF 1670.00 FEET, THENCE EASTERLY ALONG SAID NORTH LINE OF TRACT O.S.T. 20 ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 03°38'13", A DISTANCE OF 106.00 FEET; THENCE S.59°56'06"W, A DISTANCE OF 35.16 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF SAID O.S.T. 20; THENCE S.69°48'37"E., DISTANCE OF 129.18 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N.70°12'01"W., A RADIAL DISTANCE OF 380.41 FEET; THENCE NORTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 06°39'03", A DISTANCE OF 44.16 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N.09°05'04"E., A RADIAL DISTANCE OF 1,670.00 FEET; THENCE EASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 07°26'20", A DISTANCE OF 216.82 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N.88°42'26"E., A RADIAL DISTANCE OF 2028.54 FEET, THE PREVIOUS THREE COURSES AND DISTANCES ARE ALONG THE SOUTH LINE OF SAID CRESSWIND PALM BEACH PHASE 2; THENCE SOUTHERLY ALONG THE LAST DESCRIBED CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 00°41'55", A DISTANCE OF 24.74 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES S.89°40'14"W., A RADIAL DISTANCE OF 196.92 FEET; THENCE SOUTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 18°24'54", A DISTANCE OF 63.29 FEET; THENCE S.16°16'48"W., A DISTANCE OF 317.01 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES S.73°24'03"E., A RADIAL DISTANCE OF 1,295.47 FEET; THENCE SOUTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 13°06'43", A DISTANCE OF 296.46 FEET; THENCE S.10°53'13"W, A DISTANCE OF 56.01 FEET; THENCE S.57°18'31"W, A DISTANCE OF 35.62 FEET; THENCE N.78°06'51"W., A DISTANCE OF 56.00 FEET; THENCE N.33°09'51"W, A DISTANCE OF 35.36 FEET; THENCE N.78°06'51"W., A DISTANCE OF 24.70 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 1,172.00 FEET AND A CENTRAL ANGLE OF 03°55'43"; THENCE WESTERLY ALONG THE ARC A DISTANCE OF 80.36 FEET; THENCE S.11°53'09"W, A DISTANCE OF 199.93 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 742.00 FEET AND A CENTRAL ANGLE OF 22°44'41"; THENCE SOUTHWESTERLY ALONG THE ARC A DISTANCE OF 294.55 FEET; THENCE S.34°37'50"W., A DISTANCE OF 49.53 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES S.25°04'33"W., A RADIAL DISTANCE OF 458.00 FEET; THENCE WESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 09°51'49", A DISTANCE OF 78.85 FEET; THENCE N.74°47'16"W, A DISTANCE OF 56.57 FEET; THENCE S.15°12'44"W., A DISTANCE OF 130.00 FEET; THENCE S.74°47'16"E., A DISTANCE OF 50.00 FEET; THENCE S.06°43'42"W., A DISTANCE OF 56.63 FEET; THENCE S.15°35'19"W., A DISTANCE OF 241.18 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF PERSIMMON BOULEVARD EAST- PLAT 3, AS RECORDED IN ROAD PLAT BOOK 12, PAGES 158 THROUGH 160 OF SAID PUBLIC RECORDS; THENCE N.75°15'26"W. ALONG SAID NORTH LINE AND THE NORTH LINE OF PERSIMMON BOULEVARD EAST- PLAT 2, AS RECORDED IN PLAT BOOK 128, PAGES 16 THROUGH 19 OF SAID PUBLIC RECORDS, A DISTANCE OF 117.03 FEET; THENCE S.14°45'31"W. ALONG THE NORTH LINE OF PERSIMMON BOULEVARD EAST - PLAT 2, A DISTANCE OF 11.00 FEET; THENCE N.75°14'29"W., ALONG THE NORTH LINE OF PERSIMMON BOULEVARD EAST- PLAT 2 AND THE WESTERLY PROJECTION THEREOF, A DISTANCE OF 204.37 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 2,797.00 FEET AND A CENTRAL ANGLE OF 19°52'51"; THENCE NORTHWESTERLY ALONG THE ARC A DISTANCE OF 970.52 FEET; THENCE N.55°21'38"W., A DISTANCE OF 213.23 FEET; THENCE N.34°38'22"E., A DISTANCE OF 470.25 FEET; THENCE S.67°44'31"E., A DISTANCE OF 25.73 FEET; THENCE N.14°36'19"E., A DISTANCE OF 100.00 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES N.15°05'17"E., A RADIAL DISTANCE OF 858.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 19°33'05", A DISTANCE OF 292.78 FEET; THENCE N.55°21'38"W., A DISTANCE OF 158.27 FEET; THENCE N.34°38'22"E., A DISTANCE OF 130.00 FEET; THENCE S.55°21'38"E., A DISTANCE OF 40.06 FEET; THENCE N.34°38'22"E., A DISTANCE OF 186.00 FEET, THE PREVIOUS SEVEN COURSES AND DISTANCES ARE ALONG THE EASTERLY BOUNDARY LINE OF SAID CRESSWIND PALM BEACH PHASE 2; THENCE S.55°21'30"E., A DISTANCE OF 118.19 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 542.00 FEET AND A CENTRAL ANGLE OF 25°17'11"; THENCE EASTERLY ALONG THE ARC A DISTANCE OF 239.20 FEET; THENCE S.80°38'41"E., A DISTANCE OF 496.13 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES S.69°28'42"E., A RADIAL DISTANCE OF 1,083.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 10°27'25", A DISTANCE OF 197.66 FEET; THENCE N.30°58'43"E., A DISTANCE OF 449.55 FEET TO THE POINT OF BEGINNING, THE PREVIOUS FIVE COURSES AND DISTANCES ARE ALONG THE BOUNDARY LINES OF THE AFORESAID TRACT W-5.

CONTAINING 2,240,263 SQUARE FEET OR 51.4294 ACRES, MORE OR LESS.

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

## ROADS

TRACT R1, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CRESSWIND PALM BEACH HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, 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 R1, AS SHOWN HEREON, IS ALSO RESERVED IN FAVOR OF THE SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO, AND FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITY FACILITIES, INCLUDING BUT NOT LIMITED TO, WATER, RECLAIMED WATER AND WASTEWATER LINES AND APPURTENANT FACILITIES AND THE INSPECTION, REPAIR, REPLACEMENT, UPGRADE AND MAINTENANCE OF WATER, RECLAIMED WATER, WASTEWATER, AND WATER MANAGEMENT FACILITIES. THE SEMINOLE IMPROVEMENT DISTRICT SHALL HAVE THE RIGHT TO GRANT OTHER UTILITY PROVIDERS THE ABILITY TO USE THE EASEMENTS, IN ITS SOLE DISCRETION. AN EASEMENT OVER AND UNDER SAID TRACT R1, 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 AREAS OR SAID TRACT R1, EXCEPT AS SHALL RELATE TO THE SERVICING OF SUCH PUBLIC UTILITIES BY THE SEMINOLE IMPROVEMENT DISTRICT, AND FOR MAINTENANCE AS IT RELATES TO THE CITY OF WESTLAKE'S SERVICE VEHICLES AND EMERGENCY VEHICLES.

## OPEN SPACE TRACTS

TRACTS O.S.T. 1 THROUGH O.S.T. 24, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE CRESSWIND PALM BEACH HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WESTLAKE. THE SEMINOLE IMPROVEMENT DISTRICT SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM LOCATED WITHIN THE OPEN SPACE TRACTS.

## RECREATION TRACT

TRACT REC, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CRESSWIND PALM BEACH HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR RECREATIONAL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WESTLAKE.

## UTILITY EASEMENTS

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

IN FURTHERANCE OF THE FOREGOING, THERE IS HEREBY GRANTED TO FLORIDA POWER & LIGHT COMPANY, A FLORIDA CORPORATION, ITS AFFILIATES, LICENSEES, AGENTS, SUCCESSORS, AND ASSIGNS ("FPL"), A NON-EXCLUSIVE EASEMENT FOREVER OVER, UNDER, IN, ON, UPON AND ACROSS THE UTILITY EASEMENTS DESCRIBED ON THIS 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 WIRE 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 TIME.

## WATER MANAGEMENT TRACTS

TRACTS W-8, W-9 AND W-10, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS, IN FEE SIMPLE ABSOLUTE, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID DISTRICT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WESTLAKE.

## LAKE MAINTENANCE ACCESS EASEMENTS

THE LAKE MAINTENANCE ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS IN PERPETUITY, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACTS FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID DISTRICT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WESTLAKE.

## DRAINAGE EASEMENTS

THE DRAINAGE EASEMENTS AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS, IN 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.

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

THIS INSTRUMENT PREPARED BY  
DAVID P. LINDLEY  
OF  
**CAULFIELD & WHEELER, INC.**  
SURVEYORS – ENGINEERS – PLANNERS  
7900 GLADES ROAD, SUITE 100  
BOCA RATON, FLORIDA 33434 – (561)392-1991  
CERTIFICATE OF AUTHORIZATION NO. LB3591

IN WITNESS WHEREOF, THE ABOVE NAMED KH WESTLAKE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, THE KOLTER GROUP, LLC, A FLORIDA LIMITED LIABILITY COMPANY, MANAGER OF KH HOLDCO, LLC, A FLORIDA LIMITED LIABILITY COMPANY, MANAGER OF VK JV4, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA, AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS MEMBERS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2021.

KH WESTLAKE, LLC  
A DELAWARE LIMITED LIABILITY COMPANY  
AUTHORIZED TO DO BUSINESS IN FLORIDA

BY: VK JV4, LLC  
A DELAWARE LIMITED LIABILITY COMPANY  
AUTHORIZED TO DO BUSINESS IN FLORIDA  
ITS MANAGER

BY: KH HOLDCO, LLC  
A FLORIDA LIMITED LIABILITY COMPANY  
ITS MANAGER

BY: THE KOLTER GROUP, LLC  
A FLORIDA LIMITED LIABILITY COMPANY  
ITS MANAGER

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

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

BY: \_\_\_\_\_

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

MANAGER

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

## AREA TABULATION

SINGLE FAMILY LOTS	27.4296 ACRES
ROADWAY TRACT	8.7491 ACRES
OPEN SPACE TRACTS	4.4496 ACRES
WATER MANAGEMENT TRACTS	10.2136 ACRES
RECREATION TRACT	0.5875 ACRES
TOTAL THIS PLAT	51.4294 ACRES

## 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 \_\_\_\_\_ 2021, BY \_\_\_\_\_ AS MANAGER OF THE KOLTER GROUP, LLC, A FLORIDA LIMITED LIABILITY COMPANY, MANAGER OF KH HOLDCO, LLC, A FLORIDA LIMITED LIABILITY COMPANY, MANAGER OF VK JV4, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA, MANAGER OF KH WESTLAKE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA, ON BEHALF OF THE COMPANY, WHO IS [ ] PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

(SEAL)

\_\_\_\_\_  
NOTARY PUBLIC

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

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

COMMISSION NUMBER: \_\_\_\_\_

## ACCEPTANCE OF DEDICATIONS:

SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, HEREBY ACCEPTS THE DEDICATIONS 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 \_\_\_\_\_ 2021.

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

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

BY: \_\_\_\_\_

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

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

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

SCOTT MASSEY  
PRESIDENT

## TITLE CERTIFICATION:

STATE OF FLORIDA)  
COUNTY OF PALM BEACH)

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

DATED: \_\_\_\_\_

TYRONE T. BONGARD  
GUNSTER YOAKLEY, P.A.  
ATTORNEYS AT LAW

## 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 \_\_\_\_\_ 2021, BY SCOTT MASSEY, AS PRESIDENT OF 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.

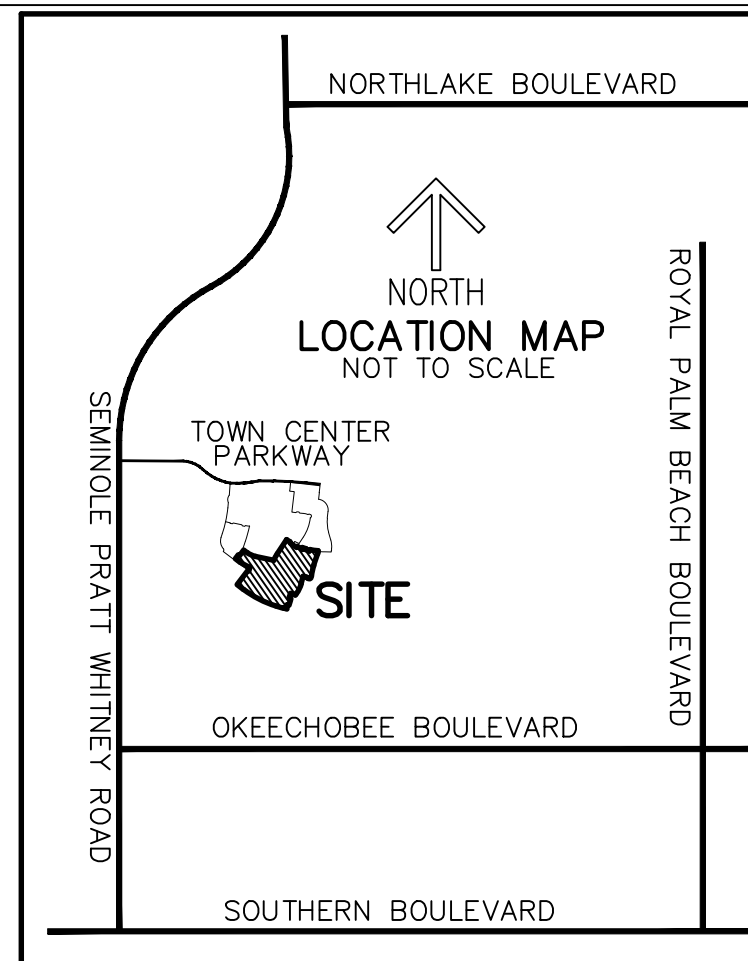
(SEAL)

\_\_\_\_\_  
NOTARY PUBLIC

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

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

COMMISSION NUMBER: \_\_\_\_\_



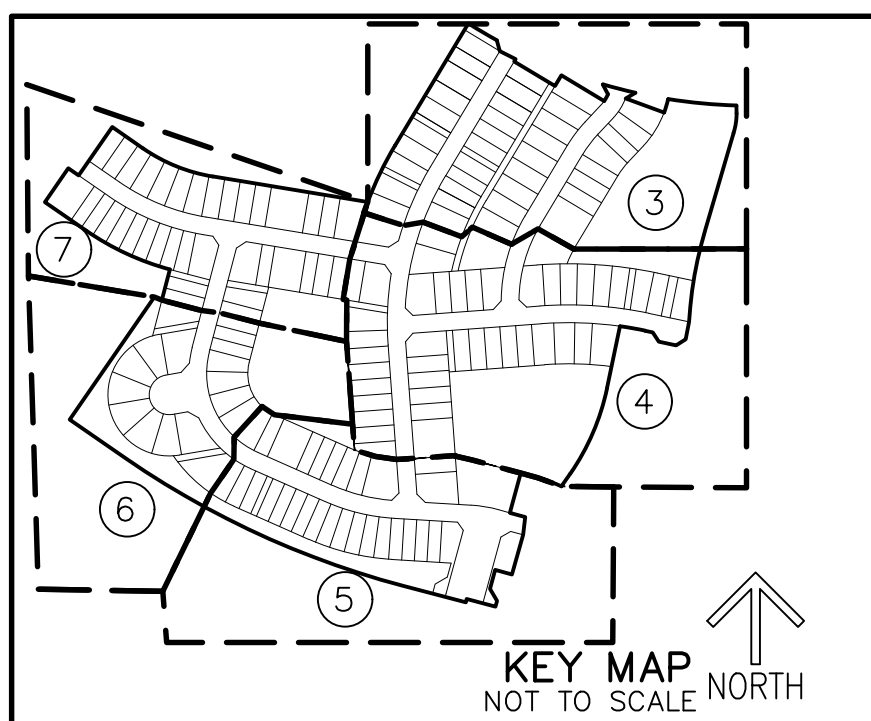
STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD AT \_\_\_\_\_ M.  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
A.D. 2021 AND DULY RECORDED  
IN PLAT BOOK \_\_\_\_\_ ON  
PAGES \_\_\_\_\_ THROUGH \_\_\_\_\_

JOSEPH ABRUZZO,  
CLERK OF THE CIRCUIT COURT  
& COMPTROLLER

BY: \_\_\_\_\_  
DEPUTY CLERK

## SHEET 1 OF 7

CLERK OF THE CIRCUIT COURT  
& COMPTROLLER



## SURVEYOR & MAPPER'S NOTES:

- 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.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT CITY OF WESTLAKE ZONING REGULATIONS.
- 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 OF WESTLAKE AND SEMINOLE IMPROVEMENT DISTRICT APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCRUMBRANCES. THERE WILL BE NO ABOVE GROUND ENCRUMBRANCES WHERE LAKE MAINTENANCE EASEMENTS AND UTILITY EASEMENTS COINCIDE.
- BEARINGS SHOWN HEREON ARE BASED ON A RECORD PLAT BEARING OF S.80°38'41"E. ALONG THE SOUTH LINE OF TRACT W-5, CRESSWIND PALM BEACH PHASE 1, AS RECORDED IN PLAT BOOK 128, PAGES 96 THROUGH 105 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (2007 ADJUSTMENT).
- COORDINATES SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (2007 ADJUSTMENT), AND BASED ON REDUNDANT GLOBAL POSITIONING SYSTEM (G.P.S.) OBSERVATIONS UTILIZING THE CERTIFIED LENGEMAN NETWORK.
- LINES INTERSECTING CURVES ARE RADIAL UNLESS SHOWN OTHERWISE.
- "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.

## 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) ACCORDING TO SEC. 177.091(9), F.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; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF WESTLAKE, FLORIDA.

DATED: \_\_\_\_\_

DAVID P. LINDLEY  
PROFESSIONAL LAND SURVEYOR #5005  
STATE OF FLORIDA  
LB #3591

THE KOLTER GROUP, LLC

SEMINOLE IMPROVEMENT DISTRICT

CITY OF WESTLAKE

SURVEYOR

# CRESSWIND PALM BEACH PHASE 3

BEING A REPLAT OF A PORTION OF O.S.T. 20, CRESSWIND PALM BEACH PHASE 2,  
AS RECORDED IN PLAT BOOK 130, PAGES 199 THROUGH 205 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,  
AND PORTIONS OF SECTIONS 6 AND 7, TOWNSHIP 43 SOUTH, RANGE 41 EAST,  
AND A PORTION OF SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA,  
CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA.

THIS INSTRUMENT PREPARED BY  
DAVID P. LINDLEY  
OF  
**CAULFIELD & WHEELER, INC.**  
SURVEYORS - ENGINEERS - PLANNERS  
7900 GLADES ROAD, SUITE 100  
BOCA RATON, FLORIDA 33434 - (561)392-1991  
CERTIFICATE OF AUTHORIZATION NO. LB3591

SHEET 2 OF 7

### MORTGAGEE'S JOINDER AND CONSENT:

STATE OF TEXAS)  
COUNTY OF DALLAS)

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 31126, AT PAGE 486 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SENIOR VICE PRESIDENT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

U.S. BANK NATIONAL ASSOCIATION  
D/B/A HOUSING CAPITAL COMPANY

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

BY: \_\_\_\_\_  
THOMAS G. WALKER  
SENIOR VICE PRESIDENT

### ACKNOWLEDGEMENT:

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ )

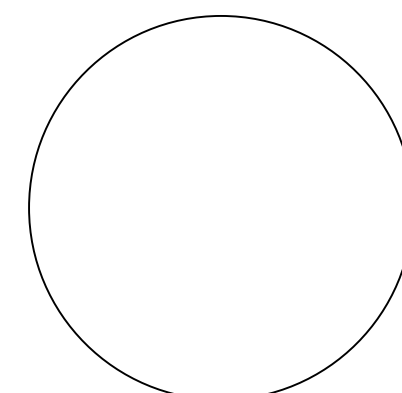
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [ ] PHYSICAL PRESENCE OR [ ] ONLINE NOTARIZATION, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021, BY THOMAS G. WALKER AS SENIOR VICE PRESIDENT OF U.S. BANK NATIONAL ASSOCIATION, D/B/A HOUSING CAPITAL COMPANY, ON BEHALF OF THE COMPANY, WHO IS [ ] PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

(SEAL)

\_\_\_\_\_  
NOTARY PUBLIC  
\_\_\_\_\_  
PRINT NAME  
MY COMMISSION EXPIRES: \_\_\_\_\_  
COMMISSION NUMBER: \_\_\_\_\_

U.S. BANK NATIONAL ASSOCIATION



### ACCEPTANCE OF DEDICATION:

STATE OF FLORIDA)  
COUNTY OF PALM BEACH)

CRESSWIND PALM BEACH HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

CRESSWIND PALM BEACH HOMEOWNERS ASSOCIATION, INC.  
A FLORIDA CORPORATION NOT FOR PROFIT

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

BY: \_\_\_\_\_  
WAYNE SOOJIAN  
PRESIDENT

### ACKNOWLEDGEMENT:

STATE OF FLORIDA)  
COUNTY OF PALM BEACH)

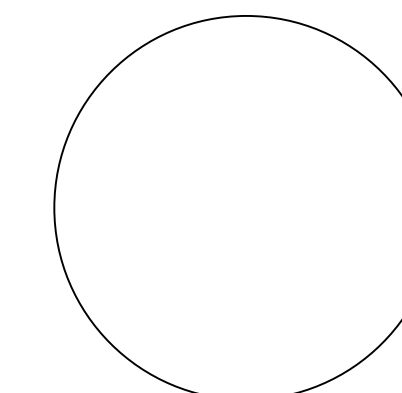
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [ ] PHYSICAL PRESENCE OR [ ] ONLINE NOTARIZATION, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021, BY WAYNE SOOJIAN AS PRESIDENT OF CRESSWIND PALM BEACH HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, WHO IS [ ] PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

(SEAL)

\_\_\_\_\_  
NOTARY PUBLIC  
\_\_\_\_\_  
PRINT NAME  
MY COMMISSION EXPIRES: \_\_\_\_\_  
COMMISSION NUMBER: \_\_\_\_\_

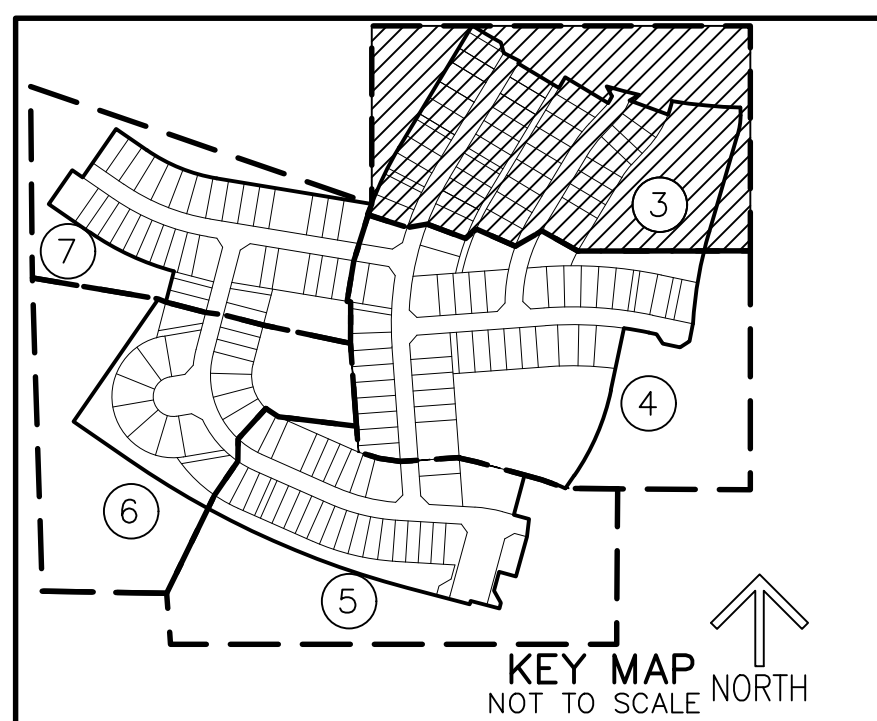
HOMEOWNERS  
ASSOCIATION



# CRESSWIND PALM BEACH PHASE 3

BEING A REPLAT OF A PORTION OF O.S.T. 20, CRESSWIND PALM BEACH PHASE 2,  
AS RECORDED IN PLAT BOOK 130, PAGES 199 THROUGH 205 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,  
AND PORTIONS OF SECTIONS 6 AND 7, TOWNSHIP 43 SOUTH, RANGE 41 EAST,  
AND A PORTION OF SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA,  
CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA.

THIS INSTRUMENT PREPARED BY  
DAVID P. LINDLEY  
OF  
**CAULFIELD & WHEELER, INC.**  
SURVEYORS - ENGINEERS - PLANNERS  
7900 GLADES ROAD, SUITE 100  
BOCA RATON, FLORIDA 33434 - (561)392-1991  
CERTIFICATE OF AUTHORIZATION NO. LB3591



SHEET 3 OF 7

### LEGEND/ABBREVIATIONS

- C - CENTERLINE
- Δ - DELTA (CENTRAL ANGLE)
- CB - CHORD BEARING
- CD - CHORD DISTANCE
- DE - DRAINAGE EASEMENT
- E - EASTING (WHEN USED WITH COORDINATES)
- L - ARC LENGTH
- LMAE - LAKE MAINTENANCE ACCESS EASEMENT
- LAE - LIMITED ACCESS EASEMENT
- LB - LICENSED BUSINESS
- N - NORTHING (WHEN USED WITH COORDINATES)
- (R) - RADIAL LINE
- O.S.T. - OPEN SPACE TRACT
- (P2) - CRESSWIND PALM BEACH PHASE 2  
PLAT BOOK 130, PAGES 199-205
- PC - POINT OF CURVATURE
- PT - POINT OF TANGENCY
- PNT - POINT OF NON-TANGENCY
- PRC - POINT OF REVERSE CURVATURE
- R - RADIUS
- RPE - RURAL PARKWAY EASEMENT
- UE - UTILITY EASEMENT
- - SET PERMANENT CONTROL POINT  
NAIL AND DISK STAMPED "C&W PRM LB3591"
- - SET PERMANENT REFERENCE MONUMENT  
SET 5/8" IRON ROD WITH CAP  
STAMPED "C&W PRM LB3591"
- - FOUND PERMANENT REFERENCE MONUMENT  
4" X 4" X 24" CONCRETE MONUMENT WITH  
DISK STAMPED "PRM LB7768"

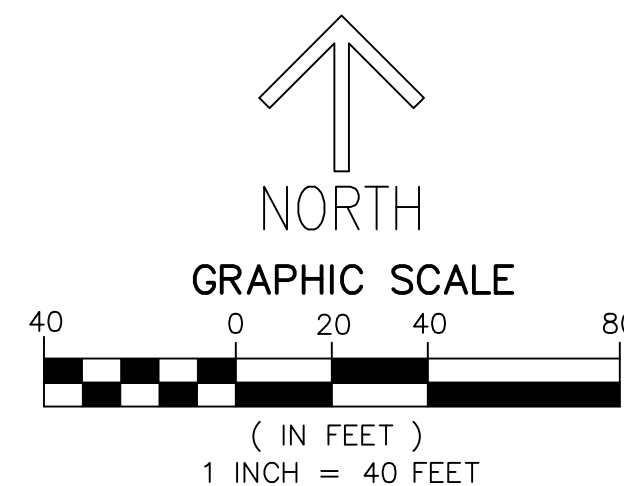
MATCH LINE  
SHEET 7

MATCH LINE SHEET 4

MATCH LINE SHEET 4

### NOTES

- COORDINATES SHOWN ARE GRID
- DATUM = NAD 83 (2007 ADJUSTMENT)
- ZONE = FLORIDA EAST
- LINEAR UNIT = US SURVEY FEET
- COORDINATE SYSTEM 1983 STATE PLANE
- TRANSVERSE MERCATOR PROJECTION
- ALL DISTANCES ARE GROUND
- SCALE FACTOR = 1.0000017
- GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
- BEARINGS AS SHOWN HEREON ARE GRID DATUM,  
NAD 83 (2007 ADJUSTMENT), FLORIDA EAST ZONE.

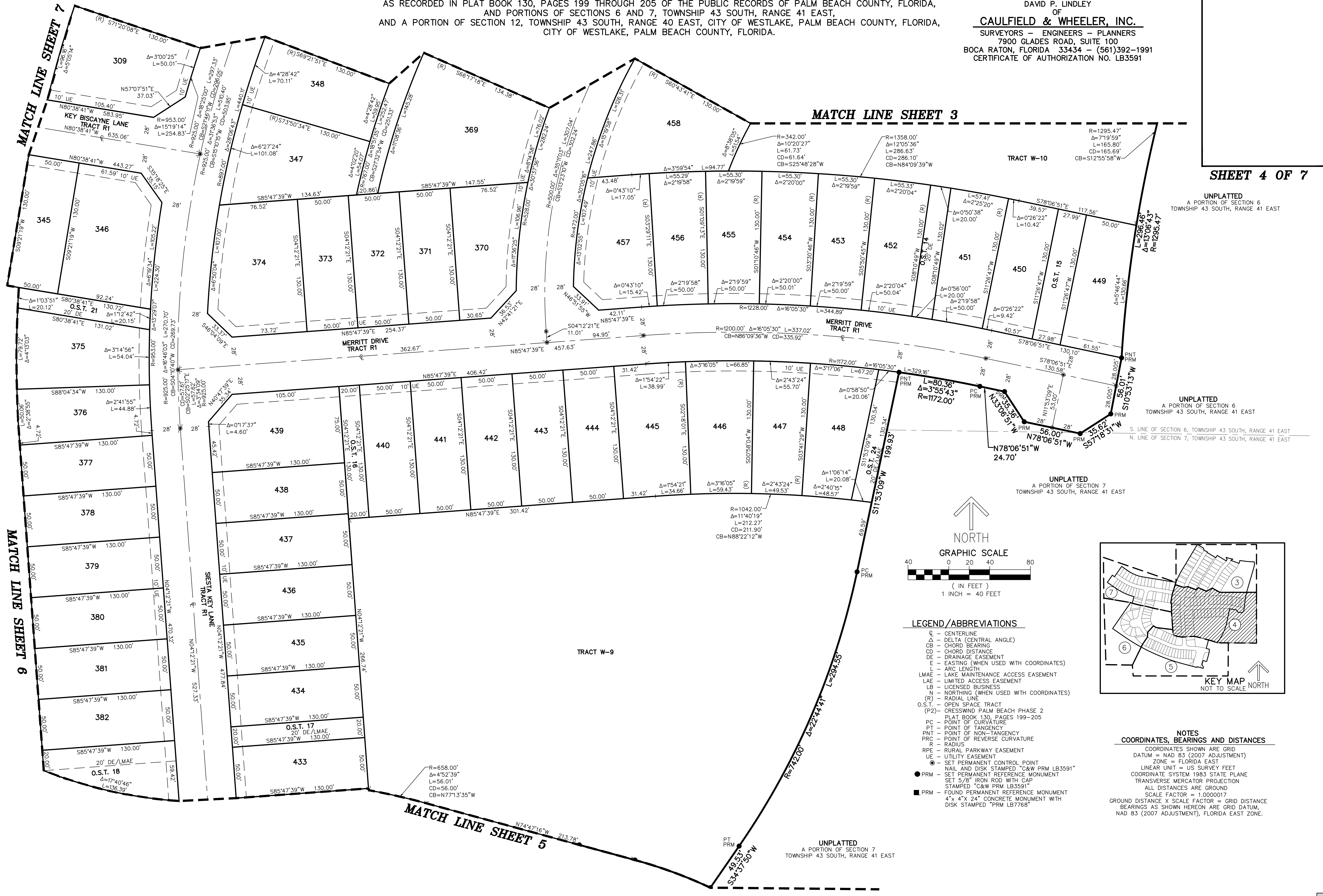


UNPLATTED  
A PORTION OF SECTION 6  
TOWNSHIP 43 SOUTH, RANGE 41 EAST

# CRESSWIND PALM BEACH PHASE 3

BEING A REPLAT OF A PORTION OF O.S.T. 20, CRESSWIND PALM BEACH PHASE 2,  
AS RECORDED IN PLAT BOOK 130, PAGES 199 THROUGH 205 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,  
AND PORTIONS OF SECTIONS 6 AND 7, TOWNSHIP 43 SOUTH, RANGE 41 EAST,  
AND A PORTION OF SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA.

THIS INSTRUMENT PREPARED BY  
DAVID P. LINDLEY  
OF  
**CAULFIELD & WHEELER, INC.**  
SURVEYORS - ENGINEERS - PLANNERS  
7900 GLADES ROAD, SUITE 100  
BOCA RATON, FLORIDA 33434 - (561)392-1991  
CERTIFICATE OF AUTHORIZATION NO. LB3591

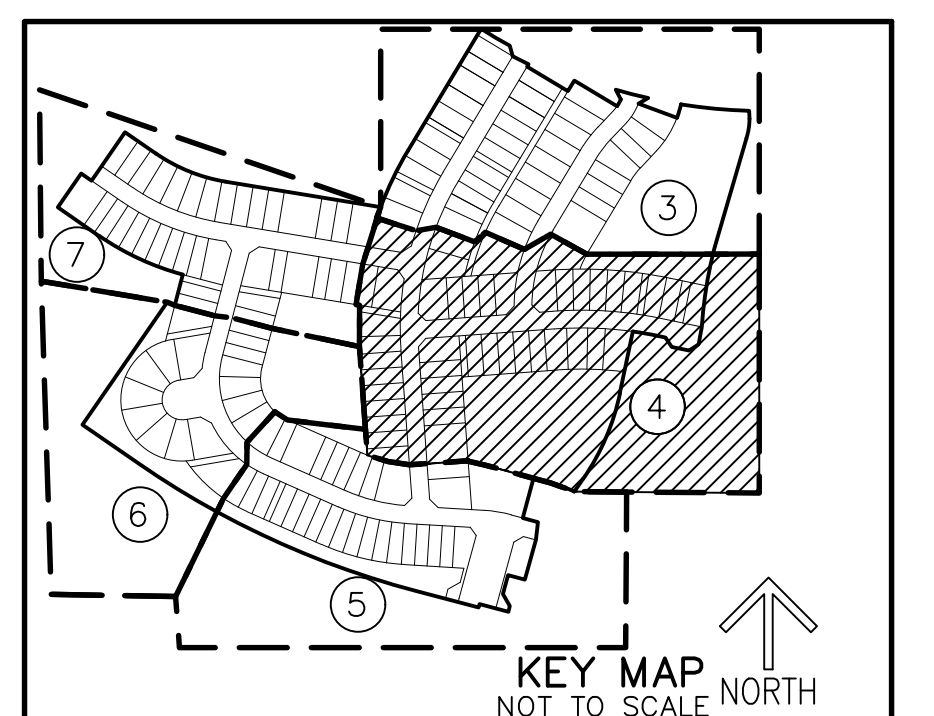


**SHEET 4 OF 7**

UNPLATTED  
A PORTION OF SECTION 6  
TOWNSHIP 43 SOUTH, RANGE 41 EAST

UNPLATTED  
A PORTION OF SECTION 6  
TOWNSHIP 43 SOUTH, RANGE 41 EAST

UNPLATTED  
A PORTION OF SECTION 7  
TOWNSHIP 43 SOUTH, RANGE 41 EAST



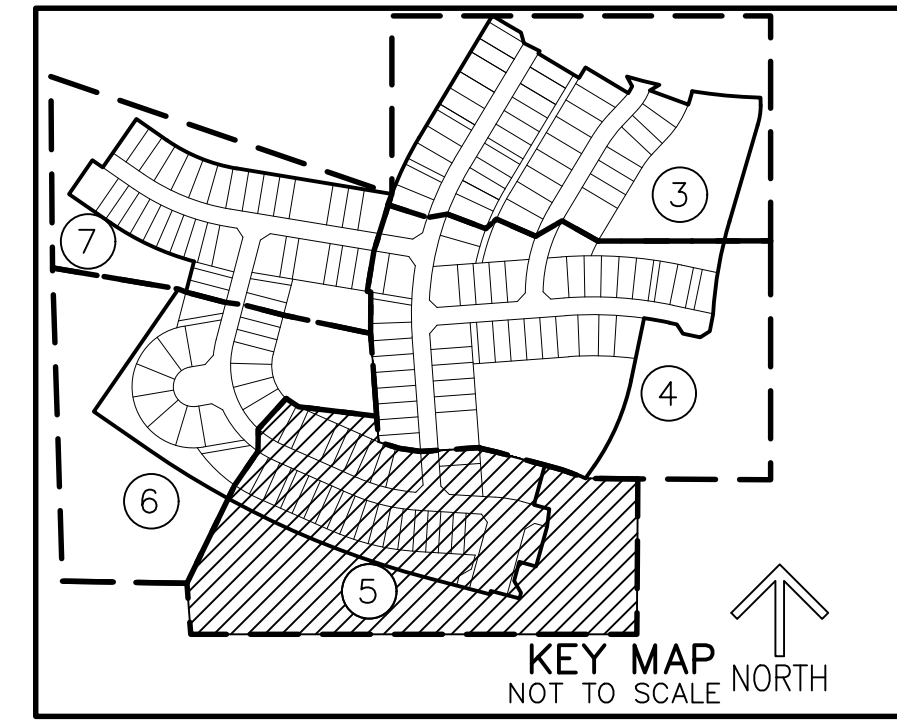
- LEGEND / ABBREVIATIONS**
- ⊙ - CENTERLINE
  - Δ - DELTA (CENTRAL ANGLE)
  - CB - CHORD BEARING
  - CD - CHORD DISTANCE
  - DE - DRAINAGE EASEMENT
  - E - EASTING (WHEN USED WITH COORDINATES)
  - L - ARC LENGTH
  - LMAE - LAKE MAINTENANCE ACCESS EASEMENT
  - LAE - LIMITED ACCESS EASEMENT
  - LB - LICENSED BUSINESS
  - N - NORTHING (WHEN USED WITH COORDINATES)
  - (R) - RADIAL LINE
  - O.S.T. - OPEN SPACE TRACT
  - (P2) - CRESSWIND PALM BEACH PHASE 2
  - PLAT BOOK 130, PAGES 199-205
  - PC - POINT OF CURVATURE
  - PT - POINT OF TANGENCY
  - PNT - POINT OF NON-TANGENCY
  - PRC - POINT OF REVERSE CURVATURE
  - R - RADIUS
  - RPE - RURAL PARKWAY EASEMENT
  - UE - UTILITY EASEMENT
  - - SET PERMANENT CONTROL POINT
  - ⊙ - NAIL AND DISK STAMPED "C&W PRM LB3591"
  - ⊙ - SET PERMANENT REFERENCE MONUMENT
  - ⊙ - SET 5/8" IRON ROD WITH CAP STAMPED "C&W PRM LB3591"
  - - FOUND PERMANENT REFERENCE MONUMENT
  - - 4" x 4" x 24" CONCRETE MONUMENT WITH DISK STAMPED "PRM LB7768"

**NOTES**  
**COORDINATES, BEARINGS AND DISTANCES**

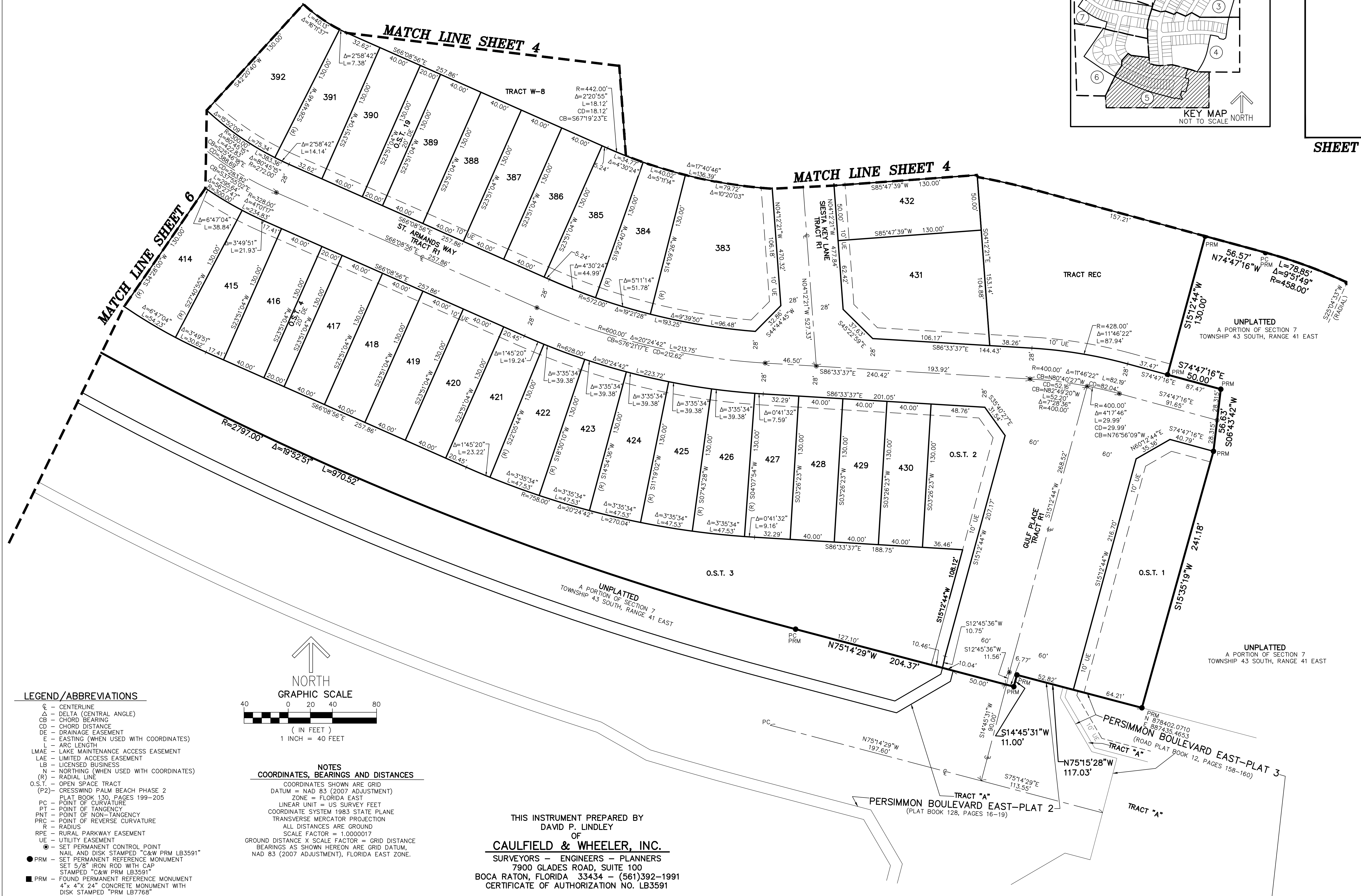
COORDINATES SHOWN ARE GRID  
DATUM = NAD 83 (2007 ADJUSTMENT)  
ZONE = FLORIDA EAST  
LINEAR UNIT = US SURVEY FEET  
COORDINATE SYSTEM 1983 STATE PLANE  
TRANSVERSE MERCATOR PROJECTION  
ALL DISTANCES ARE GROUND  
SCALE FACTOR = 1.0000017  
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE  
BEARINGS AS SHOWN HEREON ARE GRID DATUM,  
NAD 83 (2007 ADJUSTMENT), FLORIDA EAST ZONE.

# CRESSWIND PALM BEACH PHASE 3

BEING A REPLAT OF A PORTION OF O.S.T. 20, CRESSWIND PALM BEACH PHASE 2,  
AS RECORDED IN PLAT BOOK 130, PAGES 199 THROUGH 205 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,  
AND PORTIONS OF SECTIONS 6 AND 7, TOWNSHIP 43 SOUTH, RANGE 41 EAST,  
AND A PORTION OF SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA.

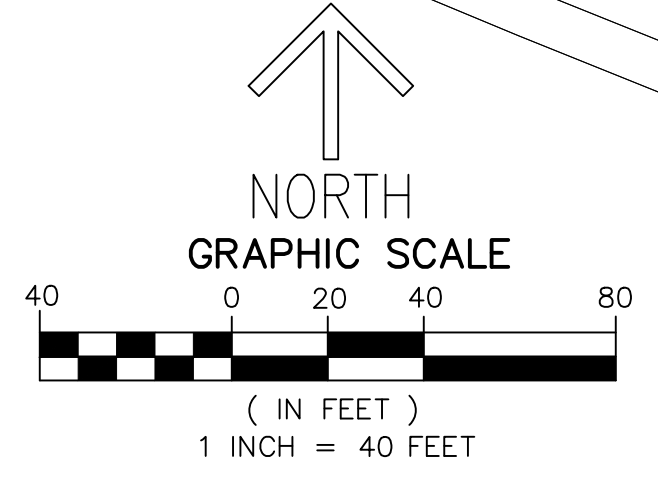


SHEET 5 OF 7



**LEGEND/ABBREVIATIONS**

- CL - CENTERLINE
- DA - DELTA (CENTRAL ANGLE)
- CB - CHORD BEARING
- CD - CHORD DISTANCE
- DE - DRAINAGE EASEMENT
- E - EASTING (WHEN USED WITH COORDINATES)
- L - ARC LENGTH
- LMAE - LAKE MAINTENANCE ACCESS EASEMENT
- LAE - LIMITED ACCESS EASEMENT
- LB - LICENSED BUSINESS
- N - NORTHING (WHEN USED WITH COORDINATES)
- (R) - RADIAL LINE
- O.S.T. - OPEN SPACE TRACT
- (P2) - CRESSWIND PALM BEACH PHASE 2
- PC - POINT OF CURVATURE
- PT - POINT OF TANGENCY
- PNT - POINT OF NON-TANGENCY
- PRC - POINT OF REVERSE CURVATURE
- R - RADIUS
- RPE - RURAL PARKWAY EASEMENT
- UE - UTILITY EASEMENT
- SP - SET PERMANENT CONTROL POINT
- ND - NAIL AND DISK STAMPED "C&W PRM LB3591"
- PRM - SET PERMANENT REFERENCE MONUMENT
- IR - SET 5/8" IRON ROD WITH CAP STAMPED "C&W PRM LB3591"
- PRM - FOUND PERMANENT REFERENCE MONUMENT
- PRM - 4"x 4"x 24" CONCRETE MONUMENT WITH DISK STAMPED "PRM LB7768"



**NOTES**  
**COORDINATES, BEARINGS AND DISTANCES**  
COORDINATES SHOWN ARE GRID  
DATUM = NAD 83 (2007 ADJUSTMENT)  
ZONE = FLORIDA EAST  
LINEAR UNIT = US SURVEY FEET  
COORDINATE SYSTEM 1983 STATE PLANE  
TRANSVERSE MERCATOR PROJECTION  
ALL DISTANCES ARE GROUND  
SCALE FACTOR = 1.0000017  
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE  
BEARINGS AS SHOWN HEREON ARE GRID DATUM,  
NAD 83 (2007 ADJUSTMENT), FLORIDA EAST ZONE.

THIS INSTRUMENT PREPARED BY  
**DAVID P. LINDLEY**  
OF  
**CAULFIELD & WHEELER, INC.**  
SURVEYORS - ENGINEERS - PLANNERS  
7900 GLADES ROAD, SUITE 100  
BOCA RATON, FLORIDA 33434 - (561)392-1991  
CERTIFICATE OF AUTHORIZATION NO. LB3591

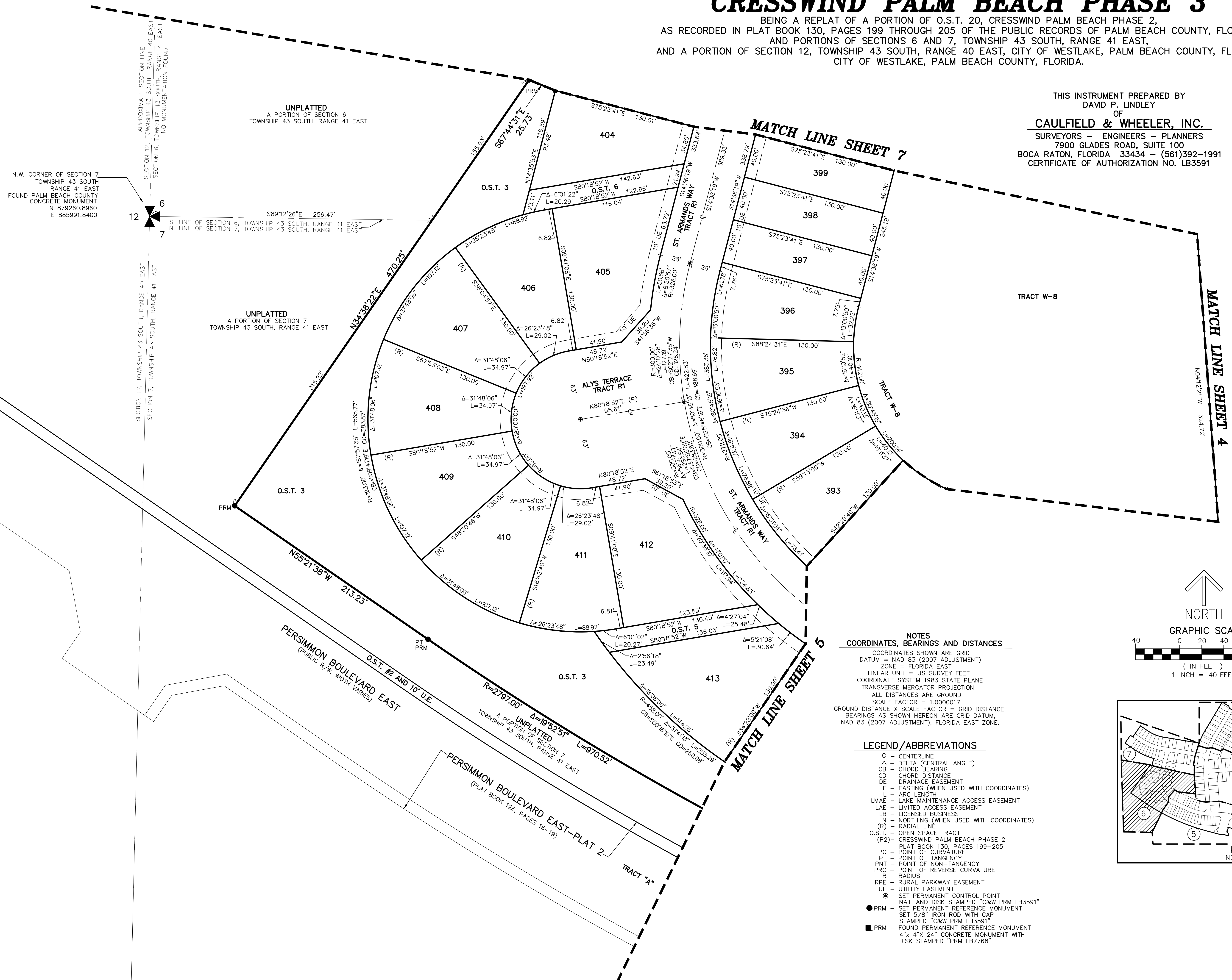


# CRESSWIND PALM BEACH PHASE 3

BEING A REPLAT OF A PORTION OF O.S.T. 20, CRESSWIND PALM BEACH PHASE 2,  
AS RECORDED IN PLAT BOOK 130, PAGES 199 THROUGH 205 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,  
AND PORTIONS OF SECTIONS 6 AND 7, TOWNSHIP 43 SOUTH, RANGE 41 EAST,  
AND A PORTION OF SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA.

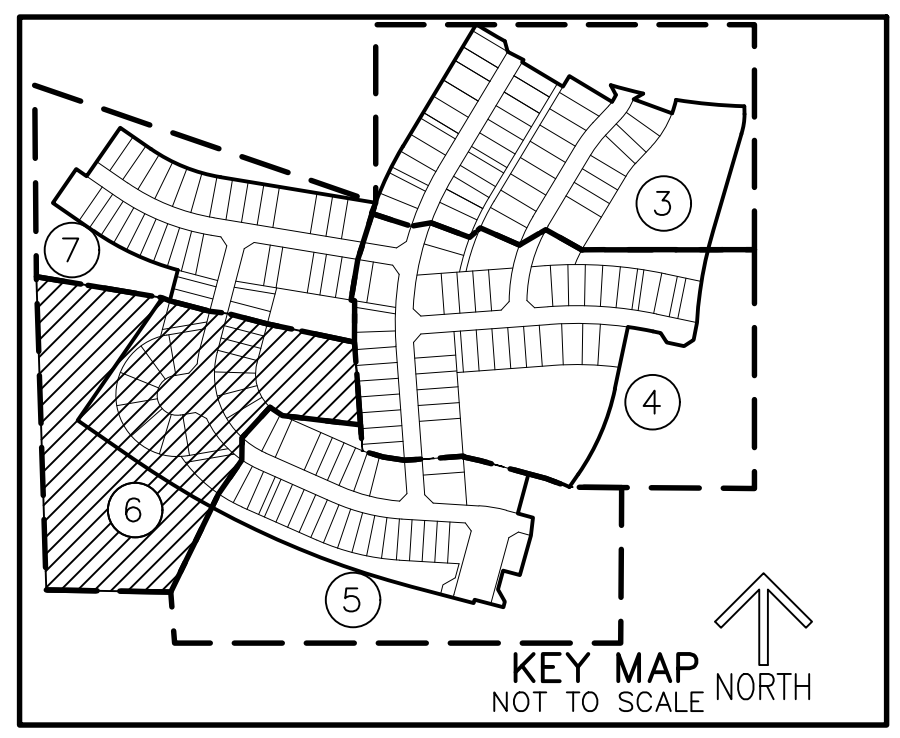
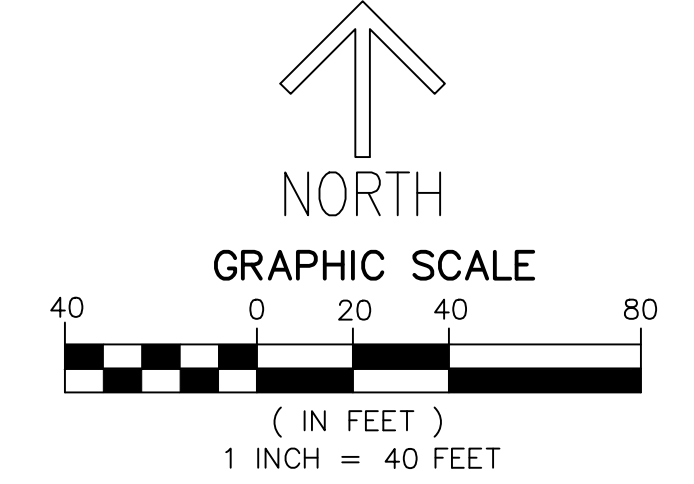
THIS INSTRUMENT PREPARED BY  
DAVID P. LINDLEY  
OF  
**CAULFIELD & WHEELER, INC.**  
SURVEYORS — ENGINEERS — PLANNERS  
7900 GLADES ROAD, SUITE 100  
BOCA RATON, FLORIDA 33434 — (561)392-1991  
CERTIFICATE OF AUTHORIZATION NO. LB3591

SHEET 6 OF 7



**NOTES**  
**COORDINATES, BEARINGS AND DISTANCES**  
COORDINATES SHOWN ARE GRID  
DATUM = NAD 83 (2007 ADJUSTMENT)  
ZONE = FLORIDA EAST  
LINEAR UNIT = US SURVEY FEET  
COORDINATE SYSTEM 1983 STATE PLANE  
TRANSVERSE MERCATOR PROJECTION  
ALL DISTANCES ARE GROUND  
SCALE FACTOR = 1.0000017  
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE  
BEARINGS AS SHOWN HEREON ARE GRID DATUM,  
NAD 83 (2007 ADJUSTMENT), FLORIDA EAST ZONE.

**LEGEND/ABBREVIATIONS**  
 CL — CENTERLINE  
 CA — DELTA (CENTRAL ANGLE)  
 CB — CHORD BEARING  
 CD — CHORD DISTANCE  
 DE — DRAINAGE EASEMENT  
 E — EASTING (WHEN USED WITH COORDINATES)  
 L — ARC LENGTH  
 LMAE — LAKE MAINTENANCE ACCESS EASEMENT  
 LAE — LIMITED ACCESS EASEMENT  
 LB — LICENSED BUSINESS  
 N — NORTHING (WHEN USED WITH COORDINATES)  
 (R) — RADIAL LINE  
 O.S.T. — OPEN SPACE TRACT  
 (P2) — CRESSWIND PALM BEACH PHASE 2  
 PLAT BOOK 130, PAGES 199-205  
 PC — POINT OF CURVATURE  
 PT — POINT OF TANGENCY  
 PNT — POINT OF NON-TANGENCY  
 PRG — POINT OF REVERSE CURVATURE  
 R — RADIUS  
 RPE — RURAL PARKWAY EASEMENT  
 UE — UTILITY EASEMENT  
 ● — SET PERMANENT CONTROL POINT  
 NAIL AND DISK STAMPED "C&W PRM LB3591"  
 ● — SET PERMANENT REFERENCE MONUMENT  
 SET 5/8" IRON ROD WITH CAP  
 STAMPED "C&W PRM LB3591"  
 ■ — FOUND PERMANENT REFERENCE MONUMENT  
 4"x 4"x 24" CONCRETE MONUMENT WITH  
 DISK STAMPED "PRM LB7768"



N.W. CORNER OF SECTION 7  
TOWNSHIP 43 SOUTH  
RANGE 41 EAST  
FOUND PALM BEACH COUNTY  
CONCRETE MONUMENT  
N 879260.8960  
E 885991.8400

S. LINE OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST  
N. LINE OF SECTION 7, TOWNSHIP 43 SOUTH, RANGE 41 EAST

UNPLATTED  
A PORTION OF SECTION 7  
TOWNSHIP 43 SOUTH, RANGE 41 EAST

UNPLATTED  
A PORTION OF SECTION 6  
TOWNSHIP 43 SOUTH, RANGE 41 EAST

PERSIMMON BOULEVARD EAST  
(PUBLIC R/W, WIDTH VARIES)

UNPLATTED  
A PORTION OF SECTION 7  
TOWNSHIP 43 SOUTH, RANGE 41 EAST

PERSIMMON BOULEVARD EAST—PLAT 2  
(PLAT BOOK 128, PAGES 16-19)

TRACT "A"

TRACT W-8

TRACT W-8

MATCH LINE SHEET 5

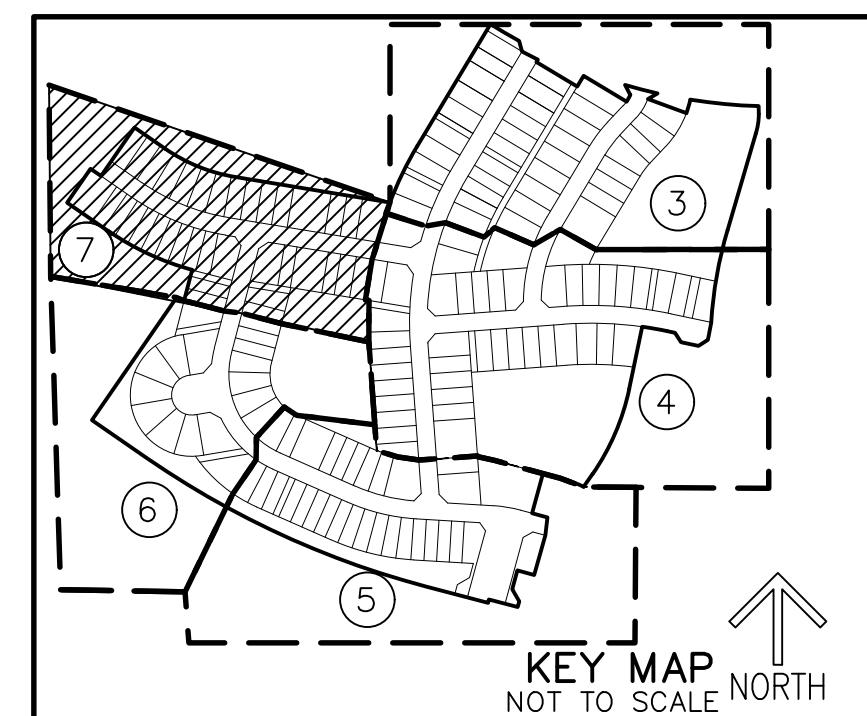
MATCH LINE SHEET 7

MATCH LINE SHEET 4

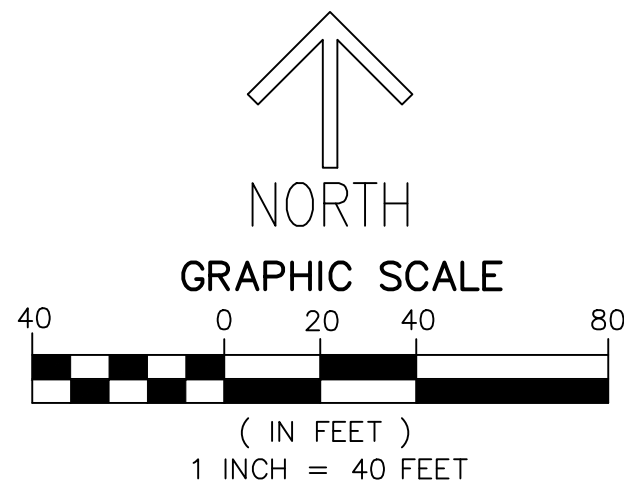
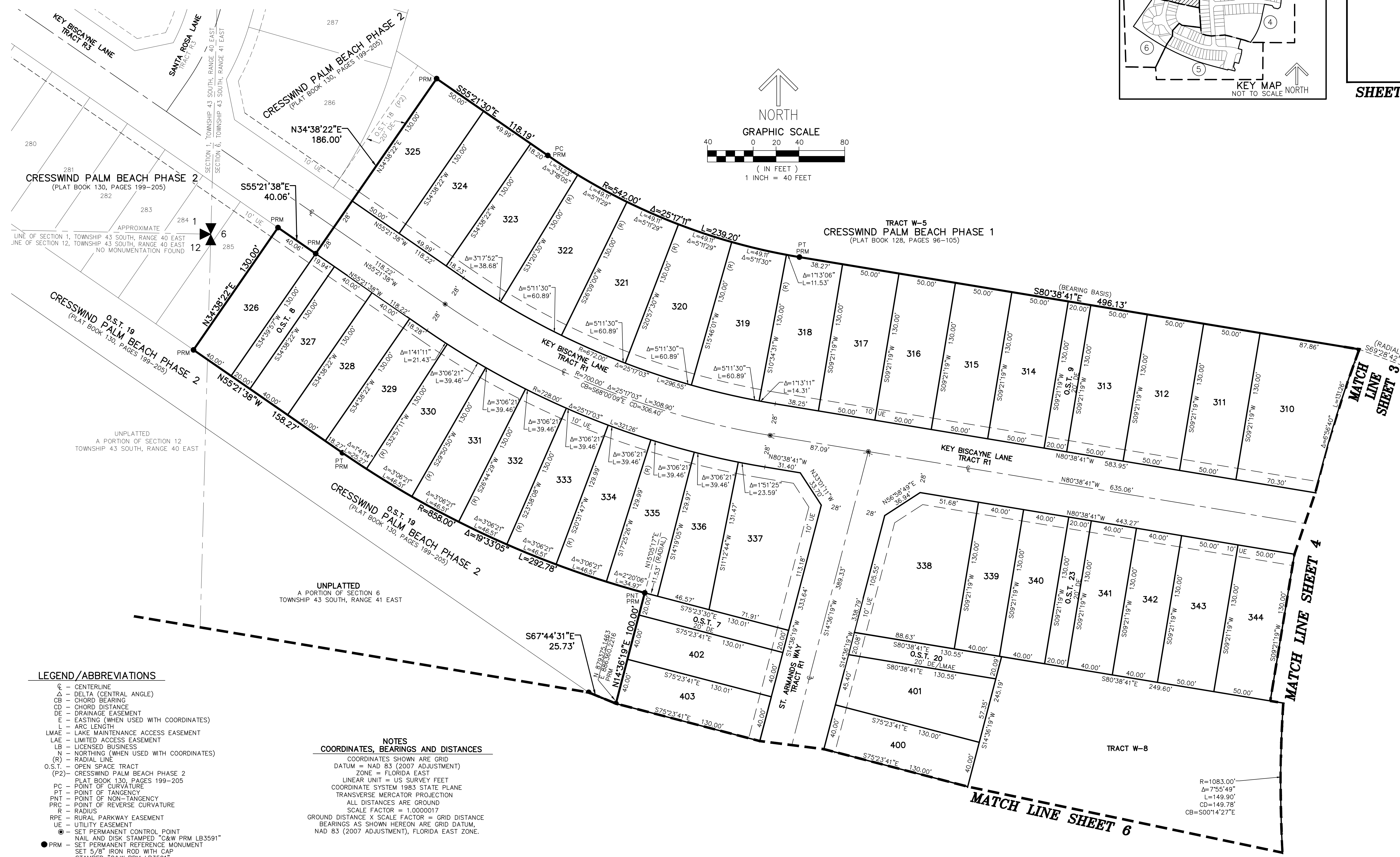
# CRESSWIND PALM BEACH PHASE 3

BEING A REPLAT OF A PORTION OF O.S.T. 20, CRESSWIND PALM BEACH PHASE 2,  
AS RECORDED IN PLAT BOOK 130, PAGES 199 THROUGH 205 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,  
AND PORTIONS OF SECTIONS 6 AND 7, TOWNSHIP 43 SOUTH, RANGE 41 EAST,  
AND A PORTION OF SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA,  
CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA.

THIS INSTRUMENT PREPARED BY  
DAVID P. LINDLEY  
OF  
**CAULFIELD & WHEELER, INC.**  
SURVEYORS - ENGINEERS - PLANNERS  
7900 GLADES ROAD, SUITE 100  
BOCA RATON, FLORIDA 33434 - (561)392-1991  
CERTIFICATE OF AUTHORIZATION NO. LB3591



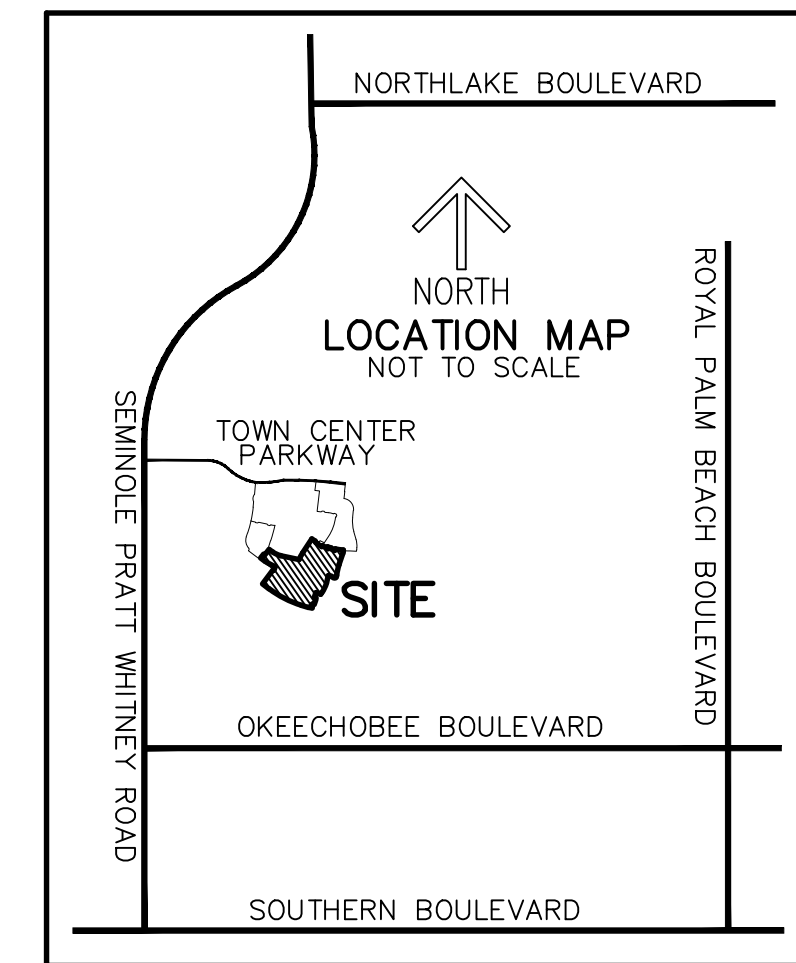
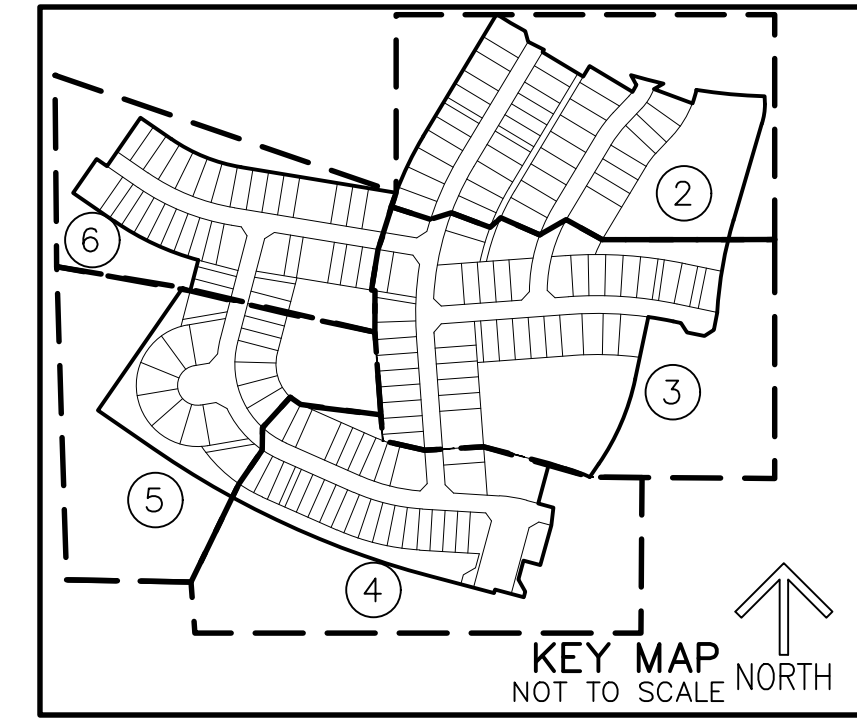
SHEET 7 OF 7



- LEGEND/ABBREVIATIONS**
- CL - CENTERLINE
  - Δ - DELTA (CENTRAL ANGLE)
  - CB - CHORD BEARING
  - CD - CHORD DISTANCE
  - DE - DRAINAGE EASEMENT
  - E - EASTING (WHEN USED WITH COORDINATES)
  - L - ARC LENGTH
  - LMAE - LAKE MAINTENANCE ACCESS EASEMENT
  - LAE - LIMITED ACCESS EASEMENT
  - LB - LICENSED BUSINESS
  - N - NORTHING (WHEN USED WITH COORDINATES)
  - R - RADIAL LINE
  - (R) - RADIAL LINE
  - O.S.T. - OPEN SPACE TRACT
  - (P2) - CRESSWIND PALM BEACH PHASE 2 PLAT BOOK 130, PAGES 199-205
  - PC - POINT OF CURVATURE
  - PT - POINT OF TANGENCY
  - PNT - POINT OF NON-TANGENCY
  - PRC - POINT OF REVERSE CURVATURE
  - R - RADIUS
  - RPE - RURAL PARKWAY EASEMENT
  - UE - UTILITY EASEMENT
  - - SET PERMANENT CONTROL POINT NAIL AND DISK STAMPED "C&W PRM LB3591"
  - - SET PERMANENT REFERENCE MONUMENT SET 5/8" IRON ROD WITH CAP STAMPED "C&W PRM LB3591"
  - - FOUND PERMANENT REFERENCE MONUMENT 4" x 4" x 24" CONCRETE MONUMENT WITH DISK STAMPED "PRM LB7768"

**NOTES**  
**COORDINATES, BEARINGS AND DISTANCES**

COORDINATES SHOWN ARE GRID  
DATUM = NAD 83 (2007 ADJUSTMENT)  
ZONE = FLORIDA EAST  
LINEAR UNIT = US SURVEY FEET  
COORDINATE SYSTEM 1983 STATE PLANE  
TRANSVERSE MERCATOR PROJECTION  
ALL DISTANCES ARE GROUND  
SCALE FACTOR = 1.0000017  
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE  
BEARINGS AS SHOWN HEREON ARE GRID DATUM,  
NAD 83 (2007 ADJUSTMENT), FLORIDA EAST ZONE.



**SHEET 1 OF 7**

**NOTES  
COORDINATES, BEARINGS AND DISTANCES**

COORDINATES SHOWN ARE GRID  
 DATUM = NAD 83 (2007 ADJUSTMENT)  
 ZONE = FLORIDA EAST  
 LINEAR UNIT = US SURVEY FEET  
 COORDINATE SYSTEM 1983 STATE PLANE  
 TRANSVERSE MERCATOR PROJECTION  
 ALL DISTANCES ARE GROUND  
 SCALE FACTOR = 1.0000017  
 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE  
 BEARINGS AS SHOWN HEREON ARE GRID DATUM,  
 NAD 83 (2007 ADJUSTMENT), FLORIDA EAST ZONE.

**LEGEND/ABBREVIATIONS**

- ☉ - CENTERLINE
- Δ - DELTA (CENTRAL ANGLE)
- CB - CHORD BEARING
- CD - CHORD DISTANCE
- D.E. - DRAINAGE EASEMENT
- E - EASTING (WHEN USED WITH COORDINATES)
- L - ARC LENGTH
- L.A.E. - LIMITED ACCESS EASEMENT
- LB - LICENSED BUSINESS
- L.M.A.E. - LAKE MAINTENANCE ACCESS EASEMENT
- L.M.E. - LAKE MAINTENANCE EASEMENT
- N - NORTHING (WHEN USED WITH COORDINATES)
- PC - POINT OF CURVATURE
- PT - POINT OF TANGENCY
- PNT - POINT OF NON-TANGENCY
- PRC - POINT OF REVERSE CURVATURE
- R - RADIUS
- R.P.E. - RURAL PARKWAY EASEMENT
- U.E. - UTILITY EASEMENT
- PRM - SET PERMANENT REFERENCE MONUMENT  
SET 5/8" IRON ROD WITH CAP  
STAMPED "C&W PRM LB3591"
- PRM - FOUND PERMANENT REFERENCE MONUMENT  
4"x 4"x 24" CONCRETE MONUMENT WITH  
DISK STAMPED "PRM LB7768"

**DESCRIPTION:**

A PORTION OF TRACT O.S.T. 20, CRESSWIND PALM BEACH PHASE 2, AS RECORDED IN PLAT BOOK 130, PAGES 199 THROUGH 205 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND A PLAT OF A PORTION OF SECTIONS 6 AND 7, TOWNSHIP 43 SOUTH, RANGE 41 EAST AND SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY FLORIDA, CITY OF WESTLAKE, PALM BEACH COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF TRACT W-5, CRESSWIND PALM BEACH PHASE 1, AS RECORDED IN PLAT BOOK 128, PAGES 96 THROUGH 105 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; SAID POINT BEING THE BEGINNING OF A CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N.32°22'33"E., A RADIAL DISTANCE OF 1,670.00 FEET; THENCE SOUTHEASTERLY ALONG THE SOUTH LINE OF SAID CRESSWIND PALM BEACH PHASE 1 ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 03°36'14", A DISTANCE OF 105.04 FEET; THENCE S.15°20'22"E. ALONG THE SOUTH LINE OF SAID CRESSWIND PALM BEACH PHASE 1, A DISTANCE OF 34.53 FEET; THENCE S.63°02'55"E. ALONG THE SOUTH LINE OF SAID CRESSWIND PALM BEACH PHASE 1, A DISTANCE OF 56.14 FEET; THENCE S.30°58'41"W., A DISTANCE OF 8.77 FEET; THENCE S.59°01'19"E., A DISTANCE OF 150.00 FEET; THENCE N.30°58'41"E., A DISTANCE OF 39.07 FEET; THENCE S.59°01'19"E., A DISTANCE OF 157.67 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N.55°03'38"W., A RADIAL DISTANCE OF 122.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 11°40'08", A DISTANCE OF 24.85 FEET; THE PREVIOUS FIVE COURSES AND DISTANCES ARE ALONG THE SOUTH LINE OF SAID CRESSWIND PALM BEACH PHASE 2; THENCE N.28°09'40"W., A DISTANCE OF 34.77 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF SAID TRACT O.S.T. 20 AND A POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N.16°19'54"E., A RADIAL DISTANCE OF 1670.00 FEET, THENCE EASTERLY ALONG SAID NORTH LINE OF TRACT O.S.T. 20 ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 03°38'13", A DISTANCE OF 106.00 FEET; THENCE S.59°56'06"W., A DISTANCE OF 35.16 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF SAID O.S.T. 20; THENCE S.69°48'37"E., A DISTANCE OF 129.18 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N.70°12'01"W., A RADIAL DISTANCE OF 380.41 FEET; THENCE NORTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 06°39'03", A DISTANCE OF 44.16 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N.09°05'04"E., A RADIAL DISTANCE OF 1,670.00 FEET; THENCE EASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 07°26'20", A DISTANCE OF 216.82 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N.88°42'26"E., A RADIAL DISTANCE OF 2028.54 FEET, THE PREVIOUS THREE COURSES AND DISTANCES ARE ALONG THE SOUTH LINE OF SAID CRESSWIND PALM BEACH PHASE 2; THENCE SOUTHERLY ALONG THE LAST DESCRIBED CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 00°41'55", A DISTANCE OF 24.74 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES S.89°40'14"W., A RADIAL DISTANCE OF 196.92 FEET; THENCE SOUTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 18°24'54", A DISTANCE OF 63.29 FEET; THENCE S.16°16'48"W., A DISTANCE OF 317.01 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES S.73°24'03"E., A RADIAL DISTANCE OF 1,295.47 FEET; THENCE SOUTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 13°06'43", A DISTANCE OF 296.46 FEET; THENCE S.10°53'13"W., A DISTANCE OF 56.01 FEET; THENCE S.57°18'31"W., A DISTANCE OF 35.62 FEET; THENCE N.78°06'51"W., A DISTANCE OF 56.00 FEET; THENCE N.33°06'51"W., A DISTANCE OF 35.36 FEET; THENCE N.78°06'51"W., A DISTANCE OF 24.70 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 1,172.00 FEET AND A CENTRAL ANGLE OF 03°55'43"; THENCE WESTERLY ALONG THE ARC A DISTANCE OF 80.36 FEET; THENCE S.11°53'09"W., A DISTANCE OF 199.93 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 742.00 FEET AND A CENTRAL ANGLE OF 22°44'41"; THENCE SOUTHWESTERLY ALONG THE ARC A DISTANCE OF 294.55 FEET; THENCE S.34°37'50"W., A DISTANCE OF 49.53 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES S.25°04'33"W., A RADIAL DISTANCE OF 458.00 FEET; THENCE WESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 09°51'49", A DISTANCE OF 78.85 FEET; THENCE N.74°47'16"W., A DISTANCE OF 56.57 FEET; THENCE S.15°12'44"W., A DISTANCE OF 130.00 FEET; THENCE S.74°47'16"E., A DISTANCE OF 50.00 FEET; THENCE S.06°43'42"W., A DISTANCE OF 56.63 FEET; THENCE S.15°35'19"W., A DISTANCE OF 241.18 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF PERSIMMON BOULEVARD EAST- PLAT 3, AS RECORDED IN ROAD PLAT BOOK 12, PAGES 158 THROUGH 160 OF SAID PUBLIC RECORDS; THENCE N.75°15'28"W. ALONG SAID NORTH LINE AND THE NORTH LINE OF PERSIMMON BOULEVARD EAST- PLAT 2, AS RECORDED IN PLAT BOOK 128, PAGES 16 THROUGH 19 OF SAID PUBLIC RECORDS, A DISTANCE OF 117.03 FEET; THENCE S.14°45'31"W. ALONG THE NORTH LINE OF PERSIMMON BOULEVARD EAST - PLAT 2, A DISTANCE OF 11.00 FEET; THENCE N.75°14'29"W. ALONG THE NORTH LINE OF PERSIMMON BOULEVARD EAST- PLAT 2 AND THE WESTERLY PROJECTION THEREOF, A DISTANCE OF 204.37 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 2,797.00 FEET AND A CENTRAL ANGLE OF 19°52'51"; THENCE NORTHWESTERLY ALONG THE ARC A DISTANCE OF 970.52 FEET; THENCE N.55°21'38"W., A DISTANCE OF 213.23 FEET; THENCE N.34°38'22"E., A DISTANCE OF 470.25 FEET; THENCE S.67°44'31"E., A DISTANCE OF 25.73 FEET; THENCE N.14°36'19"E., A DISTANCE OF 100.00 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES N.15°05'17"E., A RADIAL DISTANCE OF 858.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 19°33'05", A DISTANCE OF 292.78 FEET; THENCE N.55°21'38"W., A DISTANCE OF 158.27 FEET; THENCE N.34°38'22"E., A DISTANCE OF 130.00 FEET; THENCE S.55°21'38"E., A DISTANCE OF 40.06 FEET; THENCE N.34°38'22"E., A DISTANCE OF 186.00 FEET, THE PREVIOUS SEVEN COURSES AND DISTANCES ARE ALONG THE EASTERLY BOUNDARY LINE OF SAID CRESSWIND PALM BEACH PHASE 2; THENCE S.55°21'30"E., A DISTANCE OF 118.19 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 542.00 FEET AND A CENTRAL ANGLE OF 25°17'11"; THENCE EASTERLY ALONG THE ARC A DISTANCE OF 239.20 FEET; THENCE S.80°38'41"E., A DISTANCE OF 496.13 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES S.69°28'42"E., A RADIAL DISTANCE OF 1,083.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 10°27'25", A DISTANCE OF 197.66 FEET; THENCE N.30°58'43"E., A DISTANCE OF 449.55 FEET TO THE POINT OF BEGINNING, THE PREVIOUS FIVE COURSES AND DISTANCES ARE ALONG THE BOUNDARY LINES OF THE AFORESAID TRACT W-5.

CONTAINING 2,240,263 SQUARE FEET OR 51.4294 ACRES, MORE OR LESS.

**SURVEYOR'S NOTES AND REPORT:**

1. REPRODUCTIONS OF THIS SURVEY ARE NOT VALID WITHOUT A SIGNED AND SEALED OR VERIFIABLE ELECTRONIC SIGNATURE OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR AND MAPPER
2. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
3. THE LAND DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
4. BEARINGS SHOWN HEREON ARE BASED ON A RECORD PLAT BEARING OF S.80°38'41"E. ALONG THE SOUTH LINE OF TRACT W-5, CRESSWIND PALM BEACH PHASE 1, AS RECORDED IN PLAT BOOK 128, PAGES 96 THROUGH 105 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (2007 ADJUSTMENT).
5. COORDINATES SHOWN ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (2007 ADJUSTMENT), AND BASED ON REDUNDANT G.P.S. OBSERVATIONS UTILIZING THE CERTIFIED LENGEMAN NETWORK.
6. LANDS SHOWN HEREON WERE NOT ABSTRACTED, BY THE SURVEYOR, FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.

**CERTIFICATE:**

I HEREBY CERTIFY THAT THE ATTACHED BOUNDARY SURVEY OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON FEBRUARY 24, 2021. I FURTHER CERTIFY THAT THIS BOUNDARY SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17, FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO FLORIDA STATUTES 472.027.

REVISIONS	DATE	BY

**CAULFIELD & WHEELER, INC.**  
 CIVIL ENGINEERING - LAND PLANNING  
 LANDSCAPE ARCHITECTURE - SURVEYING  
 7900 GLADES ROAD - SUITE 100  
 BOCA RATON, FLORIDA 33434  
 PHONE (561)-392-1991 / FAX (561)-750-1452

BOUNDARY SURVEY  
 A PORTION OF SECTION 12  
 TOWNSHIP 43 SOUTH, RANGE 40 EAST  
 TOWNSHIP 43 SOUTH, RANGE 41 EAST  
 CITY OF WESTLAKE, FLORIDA  
 PALM BEACH COUNTY, FLORIDA

DATE	2/24/20
DRAWN BY	dl
F.B./ PG.	ELEC
SCALE	AS SHOWN

**David Lindley**  
 REGISTERED LAND SURVEYOR NO. 5005  
 STATE OF FLORIDA  
 L.B. 3591

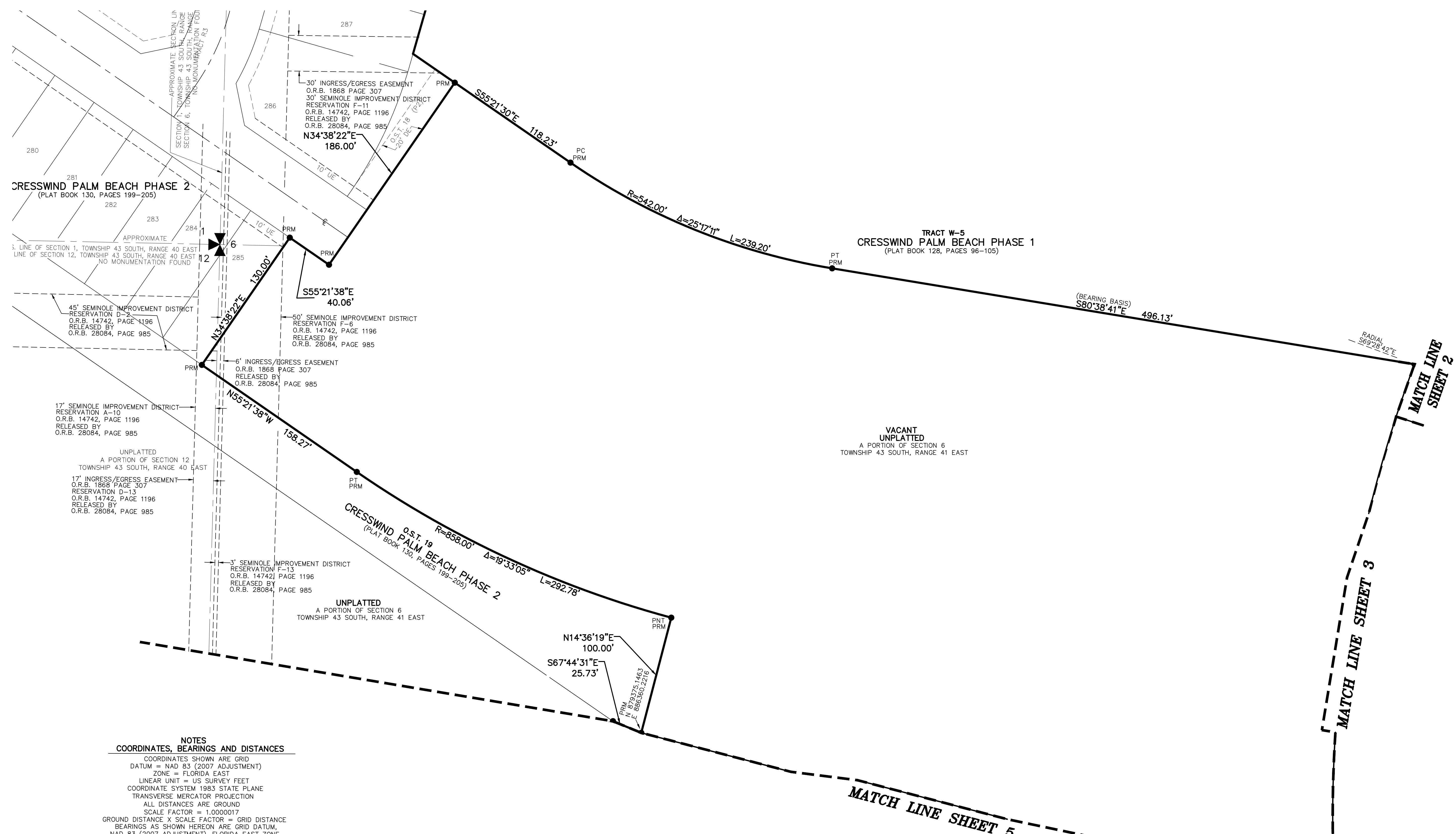
JOB #	8272-2
SHT. NO.	1
OF 6 SHEETS	





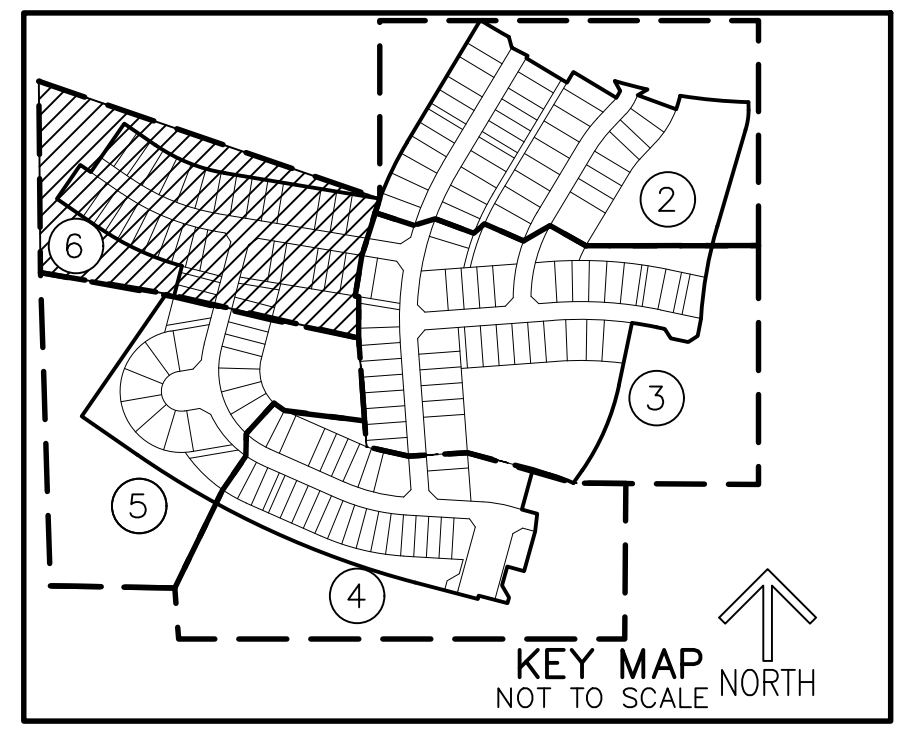
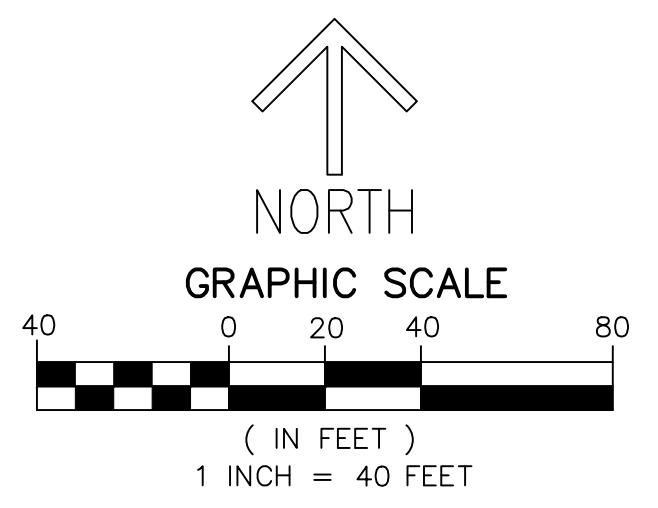






**NOTES**  
**COORDINATES, BEARINGS AND DISTANCES**  
 COORDINATES SHOWN ARE GRID  
 DATUM = NAD 83 (2007 ADJUSTMENT)  
 ZONE = FLORIDA EAST  
 LINEAR UNIT = US SURVEY FEET  
 COORDINATE SYSTEM 1983 STATE PLANE  
 TRANSVERSE MERCATOR PROJECTION  
 ALL DISTANCES ARE GROUND  
 SCALE FACTOR = 1.0000017  
 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE  
 BEARINGS AS SHOWN HEREON ARE GRID DATUM,  
 NAD 83 (2007 ADJUSTMENT), FLORIDA EAST ZONE.

- LEGEND / ABBREVIATIONS**
- ⊙ - CENTERLINE
  - Δ - DELTA (CENTRAL ANGLE)
  - CB - CHORD BEARING
  - CD - CHORD DISTANCE
  - DE - DRAINAGE EASEMENT
  - L - ARC LENGTH
  - LMAE - LAKE MAINTENANCE ACCESS EASEMENT
  - LAE - LIMITED ACCESS EASEMENT
  - LB - LICENSED BUSINESS
  - N - NOTHING (WHEN USED WITH COORDINATES)
  - (NR) - NON-RADIAL LINE
  - O.S.T. - OPEN SPACE TRACT
  - (P2) - CRESSWIND PALM BEACH PHASE 2
  - PLB - PLAT BOOK 130, PAGES 199-205
  - PC - POINT OF CURVATURE
  - PT - POINT OF TANGENCY
  - PNT - POINT OF NON-TANGENCY
  - PRC - POINT OF REVERSE CURVATURE
  - R - RADIUS
  - RPE - RURAL PARKWAY EASEMENT
  - U.E. - UTILITY EASEMENT
  - ⊙ - SET PERMANENT CONTROL POINT  
 NAIL AND DISK STAMPED "O&W PRM LB3591"
  - - SET PERMANENT REFERENCE MONUMENT  
 SET 5/8" IRON ROD WITH CAP  
 STAMPED "C&W PRM LB3591"
  - - FOUND PERMANENT REFERENCE MONUMENT  
 4" 4" 24" CONCRETE MONUMENT WITH  
 DISK STAMPED "PRM LB7768"

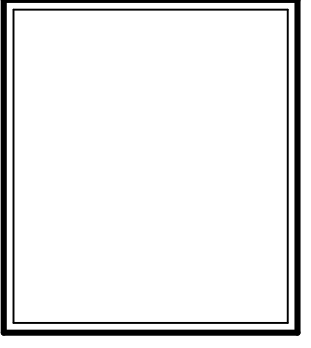


NO.	DATE	BY

**CAULFIELD & WHEELER, INC.**  
 CIVIL ENGINEERING - LAND PLANNING  
 LANDSCAPE ARCHITECTURE - SURVEYING  
 7900 GLADES ROAD - SUITE 100  
 BOCA RATON, FLORIDA 33434  
 PHONE (561)-992-1991 / FAX (561)-750-1452

**BOUNDARY SURVEY**  
 A PORTION OF SECTION 12  
 TOWNSHIP 43 SOUTH, RANGE 40 EAST  
 AND SECTIONS 6 AND 7  
 TOWNSHIP 43 SOUTH, RANGE 41 EAST  
 CITY OF WESTLAKE  
 PALM BEACH COUNTY, FLORIDA

DATE 2/24/20  
 DRAWN BY dl  
 F.B. / PG. ELEC  
 SCALE AS SHOWN





**File Attachments for Item:**

B. Variance Request from the Applicant Minto PBLH, LLC

**Submitted By:** Interim City Attorney

**RESOLUTION 2021-14**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, RELATING TO A VARIANCE REQUEST FROM THE APPLICANT MINTO PBLH, LLC FOR THE CROSSINGS OF WESTLAKE (POD M-2), A ONE-HUNDRED-THIRTY (130) UNIT TOWNHOME PROJECT, LOCATED AT 5075 SEMINOLE PRATT WHITNEY ROAD, SAID VARIANCE APPROVAL WILL ALLOW EIGHTY PERCENT (80%) DEAD END STREETS, WHERE THE CITY'S INTERIM UNIFIED LAND DEVELOPMENT CODE, ARTICLE 3, SECTION 2.A.2(a), ALLOWS A MAXIMUM OF TWENTY PERCENT DEAD END STREETS (20%); IN THE CITY OF WESTLAKE, PALM BEACH COUNTY FLORIDA, PROVIDING FOR AN EFFECTIVE DATE.**



# Meeting Agenda Item Coversheet

<b>MEETING DATE:</b>	May 10, 2021	<b>Submitted By:</b> Interim City Attorney	
<b>SUBJECT:</b> <i>This will be the name of the Item as it will appear on the Agenda</i>	VARIANCE REQUEST FROM THE APPLICANT MINTO PBLH, LLC		
<b>STAFF RECOMMENDATION:</b> (MOTION READY)	<b>Based upon the facts and findings, and based on the approval of the Planning and Zoning Board at its meeting on April 12, 2021, City staff recommends approval of the subject application.</b>		
<b>SUMMARY and/or JUSTIFICATION:</b>	The Applicant is requesting a Variance to allow eighty (80) percent dead end streets where the Interim City Code from Palm Beach County requires a maximum of twenty (20) percent dead end streets; relief from Article 3.2.A.2.a Dead End Streets. At the Planning and Zoning Board meeting held on April 12, 2021, the Board approved the subject application as it met the required criteria for approval. The variance application heard at the April 12th meeting needs to go before the City Council for approval as the Board's action is not final approval.		
<b>SELECT, if applicable</b>	<b>AGREEMENT:</b>		<b>BUDGET:</b>
	<b>STAFF REPORT:</b>		<b>PROCLAMATION:</b>
	<b>EXHIBIT(S):</b>		<b>OTHER:</b>
<b>IDENTIFY EACH ATTACHMENT.</b> <i>For example, an agreement may have 2 exhibits, identify the agreement and Exhibit A and Exhibit B</i>			
<b>SELECT, if applicable</b>	<b>RESOLUTION:</b>		<b>ORDINANCE:</b>
<b>IDENTIFY FULL RESOLUTION OR ORDINANCE TITLE</b> <i>(if Item is <b>not</b> a Resolution or Ordinance, please erase all default text from this field's textbox and leave blank)</i> <b><u>Please keep text indented.</u></b>	<p style="text-align: center;">&lt;Enter Short Resolution/Ordinance Title Here&gt;</p> <p style="text-align: center;"><b>&lt;ENTER FULL RESOLUTION/ORDINANCE TITLE HERE&gt;</b></p>		

<b>FISCAL IMPACT</b> <i>(if any):</i>		\$
---------------------------------------	--	----

**Resolution 2021-14**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, RELATING TO A VARIANCE REQUEST FROM THE APPLICANT MINTO PBLH, LLC FOR THE CROSSINGS OF WESTLAKE (POD M-2), A ONE-HUNDRED-THIRTY (130) UNIT TOWNHOME PROJECT, LOCATED AT 5075 SEMINOLE PRATT WHITNEY ROAD, SAID VARIANCE APPROVAL WILL ALLOW EIGHTY PERCENT (80%) DEAD END STREETS, WHERE THE CITY'S INTERIM UNIFIED LAND DEVELOPMENT CODE, ARTICLE 3, SECTION 2.A.2(a), ALLOWS A MAXIMUM OF TWENTY PERCENT DEAD END STREETS (20%); IN THE CITY OF WESTLAKE, PALM BEACH COUNTY FLORIDA, PROVIDING FOR AN EFFECTIVE DATE.**

---

**WHEREAS**, the Applicant (Minto PBLH, LLC) is requesting review of the Variance for Crossings of Westlake (Pod M-2), a one-hundred thirty (130) unit Townhome project, located at 5075 Seminole Pratt Whitney Road, on approximately 15.75 acres of land, in the City of Westlake; and

**WHEREAS**, the City's Interim Unified Land Development Code, Article 3, Section 2.A.2.(a) entitled Dead End Streets, allows a maximum of twenty (20%) percent dead end streets, and the applicant is requesting a deviation from the existing code to allow eighty (80%) percent dead end streets for the Townhome project, the Crossings; and

**WHEREAS**, the City staff has evaluated the criteria set forth in the City's code, specifically the seven variance criteria in Chapter 2, and found that the applicant has satisfied the criteria, and the City's Engineer has reviewed the application and made a recommendation of approval of the variance application; and

**WHEREAS**, the Planning and Zoning Board for the City of Westlake conducted a quasi-judicial hearing on the Variance application number VAR-2021-01, at City Hall Chambers, 4005 Seminole Pratt Whitney Road, on April 12, 2021; and

**WHEREAS**, the Planning and Zoning Board found that based on substantial competent evidence in the record, that the application for the variance was consistent with the City of Westlake's Comprehensive Plan, Land Development Code and the Interim Unified Land Development Code; and

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

**Section 1. Public Hearing.** A public hearing on the present application was held on May 10, 2021, in accordance with the Quasi-judicial Hearing Procedures. Pursuant to the testimony and evidence presented during the hearing, the City Council makes the following findings of fact, conclusions of law, and final order.

**Section 2. Findings of Fact.**

- a. That the property is located within the City of Westlake, east of Town Center Parkway South and North of Persimmon Boulevard East, specifically at 5075 Seminole Pratt Whitney Road.

- b. The requested variance is consistent with the City of Westlake’s Comprehensive Plan, Land Development Code and the City’s Interim Land Development Code, as further specified in the City of Westlake Planner’s Staff Report.
- c. After hearing testimony from staff, the applicant and the public, the City Council found the variance requests to be consistent with the variance criteria in the City of Westlake’s Comprehensive Plan, the City’s Land Development Code and the City’s Interim Unified Land Development Code.
- d. The City Council adopts and incorporates by reference the City Staff Report, which report is considered competent substantial evidence.

**Section 3. Conclusions of law.** The requested variance was reviewed by the City of Westlake Planner and City Engineer pursuant to the City of Westlake’s Land Development Code and the City’s Interim Unified Land Development Code, and was found to be consistent.

**Section 4. Order.** The City Council of the City of Westlake approves the variance requests from Article 3, Section 2.A.2.(a), to the Crossings development project to have eighty (80%) percent dead end streets, where the City’s Interim Land Development Regulation allows a maximum of twenty (20%) percent dead end streets.

**Section 5. Conditions of Approval.**  
There are no conditions of approval.

**Section 6. Record.** The record shall consist of the notice of hearing, the applications, documents submitted by the applicant and the applicants’ representatives to the City of Westlake Department of Planning and Zoning in connection with the applications, the City of Westlake’s Planning and Zoning Board decision, the City of Westlake Engineer’s recommendation, attached cover sheet and documents, the testimony and documents presented at the quasi-judicial hearing, and the tape and minutes of the hearing. The record shall be maintained by the City Clerk.

**Section 7: Effective Date.** This resolution shall take effect immediately upon its adoption.

**PASSED AND APPROVED** by City Council for the City of Westlake, on this day of May 10, 2021.

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

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

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

\_\_\_\_\_  
Approved as to Form and Sufficiency  
Interim City Attorney



# Meeting Agenda Item Coversheet

<b>MEETING DATE:</b>		4/12/21	<b>Submitted By:</b> Gina Lawrence / Planning & Zoning	
<b>SUBJECT:</b> <i>This will be the name of the Item as it will appear on the Agenda</i>		VAR-2021-01 Variance Application - Pod M2 - Crossings of Westlake. 130 attached single family townhomes in the R-2 Zoning District.		
<b>STAFF RECOMMENDATION:</b> (MOTION READY)		Based upon the facts and findings contained herein, the Planning and Zoning, and Engineering Departments recommend approval of the subject application. Also, <i>the Palm Beach County Fire Rescue has no objection to the number of dead-end streets.</i>		
<b>SUMMARY and/or JUSTIFICATION:</b>	The subject application, Crossings, is located in Pod M-2 and part of Pod M. The proposed Crossings will be build south of the future Town Center district and the existing Westlake Adventure Park. Sky Cove, an existing single-family residential community, is located east of Crossings within Pod M and designated as Pod M-1. Crossings residential development consists of 130 attached single family townhome units located on 15.57 acres (Pod M-2). The primary access points to the Crossings community will be on Town Center Parkway, at the intersection of Kingfisher Boulevard.			
	On March 8, 2021, the Crossings plat received a conditional approval by the City Council. The subject condition is because the proposed development exceeds by 60 percent the amount of dead-end streets that the City's interim code allows. So, the applicant is requesting a Variance to allow eighty (80) percent dead end streets where the Interim City Code from Palm Beach County requires a maximum of twenty (20) percent dead end streets; relief from Article 3.2.A.2.a. Dead End Streets.			
<b>SELECT, if applicable</b>	<b>AGREEMENT:</b>		<b>BUDGET:</b>	
	<b>STAFF REPORT:</b>	X	<b>PROCLAMATION:</b>	
	<b>EXHIBIT(S):</b>		<b>OTHER:</b>	
<b>IDENTIFY EACH ATTACHMENT.</b> <i>For example, an agreement may have 2 exhibits, identify the agreement and Exhibit A and Exhibit B</i>	Variance Pod M2 Cover Sheet Resolution Variance Crossings of Westlake / POD M2 Final Staff Report Variance Application Variance Justification VAR-2021-01 Pod M2 Crossings Eng. Staff Memo VAR-2021-01 Eng. Approval Variance Map M2 The Crossings			
<b>SELECT, if applicable</b>	<b>RESOLUTION: X</b>		<b>ORDINANCE:</b>	

<p><b>IDENTIFY FULL RESOLUTION OR ORDINANCE TITLE</b>  <i>(if Item is <b>not</b> a Resolution or Ordinance, please erase all default text from this field's textbox and leave blank)</i>  <b><u>Please keep text indented.</u></b></p>	<p><b>Resolution PZ 2021-01</b>  <b>A RESOLUTION OF THE PLANNING AND ZONING BOARD FOR THE CITY OF WESTLAKE, FLORIDA, RELATING TO A VARIANCE REQUEST FROM THE APPLICANT MINTO PBLH, LLC FOR THE CROSSINGS OF WESTLAKE (POD M-2), A ONE-HUNDRED-THIRTY (130) UNIT TOWNHOME PROJECT, LOCATED AT 5075 SEMINOLE PRATT WHITNEY ROAD, SAID VARIANCE APPROVAL WILL ALLOW EIGHTY PERCENT (80%) DEAD END STREETS, WHERE THE CITY'S INTERIM UNIFIED LAND DEVELOPMENT CODE, ARTICLE 3, SECTION 2.A.2(a), ALLOWS A MAXIMUM OF TWENTY PERCENT DEAD END STREETS (20%); IN THE CITY OF WESTLAKE, PALM BEACH COUNTY FLORIDA, PROVIDING FOR AN EFFECTIVE DATE.</b></p>	
<p><b>FISCAL IMPACT</b> <i>(if any):</i></p>		<p>\$</p>



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

## STAFF MEMORANDUM

**DATE:** 3/15/2021  
**PETITION NO.:** VAR-2021-01  
**DESCRIPTION:** Variance for Crossings of Westlake (Pod M-2) Site Plan  
**APPLICANT:** Cotleur and Hearing  
**OWNER:** Minto PBLH, LLC  
**REQUEST:** Applicant (Minto PBLH, LLC) is requesting review of the Variance for Crossings of Westlake (Pod M-2) Site Plan

### Final Recommendation

The Office of the City Engineer has reviewed the documents associated with the application referenced above and recommends approval of the variance to facilitate the site plan approval for Pod M-2.

### Discussion

The Crossings of Westlake (Pod M-2) proposes 130 attached single-family (townhome) units on 15.57 acres. Pod M-2 is centrally located within Westlake, adjacent to the future Town Center, east of Town Center Parkway South and north of Persimmon Boulevard East, as shown in the graphics below. Specifically, the applicant is requesting a variance to allow short, dead end, vehicular alleys to be used to as the means to access attached single-family residential within the parcel.

### Location Maps







POD M-2



The primary access points to the Crossings community will be on Town Center Parkway, at the intersection of Kingfisher Boulevard. All of the residences within the Crossings of Westlake are within a five-minute walk to the Westlake Adventure Park. Within Pod M-2, there will be 30-foot-wide lots containing attached single-family homes in clusters of 4 and 5. Side corner lots are generally 40' wide. The proposed lot area exceeds the minimum area required by the City Code.

The 130 single-family attached homes have a net density of 8.34 dwelling units per acre. The Westlake Master Plan provides for up to 150 attached single-family homes thus the proposed plan is consistent with the land use, zoning, and Westlake Master Plan. The 20 unused units will be transferred to another attached single-family pod the next time the master plan is formally amended. The 130 units however remains fully consistent with the approved Development Order. The approved Density for Pod M which includes Sky Cove (M-1 and Crossings M-2) is 5.84 dwelling units per acre. With the reduction of 20 attached single-family units the density at build out will be 5.53 dwelling units per acre.

The townhomes within Crossings create a “New Florida Coastal Town” feeling by drawing inspiration from historic coast vernaculars and reinterpreting them with a cleaner more contemporary execution. Rooflines, eaves, windows, garage doors, entry doors, and rooflines work together to form a unified theme. 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.

## Conclusion

(2) reviews of the site plan application occurred, which resulted in a recommendation to the applicant to apply for the variance. (2) reviews of the variance application occurred. The plan meets the criteria for length of dead-end streets and is significantly under the maximum length allowed. A maximum 900-foot is allowed, and 100-foot is provided for each alley. The street connecting the alleys, Willow Creek Drive, is 780-feet. The subject plan does not meet the review criteria for number of dead-end streets (20-percent required, 80-percent provided). However, if additional connections were included, the resulting vehicle or pedestrian travel time would not change significantly. Therefore, the City Engineer has no objection to

the site plan as configured. Also, Palm Beach County Fire Rescue has no objection to the plan. Therefore, the City Engineer recommends that the plan be approved in the current configuration.

---

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

A handwritten signature in blue ink, appearing to read 'S. Dombrowski', with a stylized flourish at the end.

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



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

---

**DATE:** 3/15/2021  
**APPLICATION NUMBER:** VAR-2021-01  
**DESCRIPTION:** Pod M-2, Crossings of Westlake  
**APPLICANT:** Cotleur & Hearing  
**OWNER:** Minto PBLH, LLC  
**REQUEST:** Variance Review  
**LOCATION:** Westlake, FL  
**STAFF REVIEW:** **RECOMMENDATION OF APPROVAL**

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

- The plan meets the criteria for length of dead-end streets and is significantly under the maximum length allowed. A maximum 900-feet is allowed, and 100-feet is provided for each alley. The street connecting the alleys, Willow Creek Drive, is 780-feet. The subject plan does not meet the review criteria for number of dead-end streets (20-percent required, 80-percent provided). However, if additional connections were included, the resulting vehicle or pedestrian travel time would not change significantly. Therefore, the City Engineer has no objection to the site plan as configured. Also, Palm Beach County Fire Rescue has no objection to the plan. Therefore, the City Engineer recommends that the plan be approved in the current configuration.

---

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

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



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

**DEPARTMENTAL USE ONLY**  
 Ck. # \_\_\_\_\_  
 Fee: \_\_\_\_\_  
 Intake Date: \_\_\_\_\_  
**PROJECT #**

**APPLICATION FOR VARIANCE**

**PLANNING & ZONING BOARD**

Meeting Date: \_\_\_\_\_

**INSTRUCTIONS TO APPLICANTS:**

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

*The Planning & Zoning Board meets the second Monday of the month, as needed in the City Council Chambers, 4005 Seminole Pratt Whitney Road. The applicant will be informed in writing of their scheduled meeting date.*

**I. PROJECT DESCRIPTION & APPLICANT INFORMATION**

**PROJECT NAME:** Pod M-2 "Crossings of Westlake" (VAR-2021-01)

**PROJECT ADDRESS:** TBD

**DESCRIPTION OF PROJECT:** Residential community containing 130 attached single-family units

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

Estimated project cost: TBD

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

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

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

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

Name: Donaldson E. Hearing - Cotleur & Hearing

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

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

**II. LAND USE & ZONING**

- A) ZONING MAP DESIGNATION Residential-2 B) FUTURE LAND USE MAP DESIGNATION Residential 2
- C) Existing Use(s) Vacant
- D) Proposed Use(s), as applicable Attached Single Family Residential community known as Crossings of Westlake.

**III. ADJACENT PROPERTIES**

	Name of Business/ Subdivision	Land Use Designation	Zoning Designation	Existing Use(s)	Approved Use(s)
NORTH	POD L/POD PC-1	DMXD	Mixed Use	Vacant/Recreation	Mixed Use/Recreation
SOUTH	POD PC-2	Civic	Civic/Education	Vacant	Civic
EAST	Pod M-1 Sky Cove	R2	R-2	Under Construction	Residential
WEST	PC-5/C-2	Civic	Civic/Education	Under Constr./Vacant	Civic (PBC TCO)

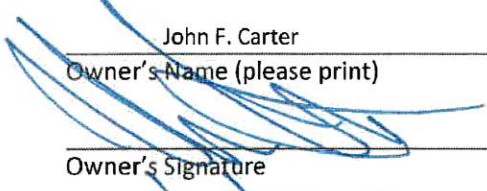
**V. OWNER/APPLICANT ACKNOWLEDGEMENT AND CONSENT**

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

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

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

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

  
Owner's Signature

3/1/2021  
Date

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

Applicant/Agent's Signature

March 02, 2021  
Date

**II. LAND USE & ZONING**

- A) ZONING MAP DESIGNATION Residential-2 B) FUTURE LAND USE MAP DESIGNATION Residential 2
- C) Existing Use(s) Vacant
- D) Proposed Use(s), as applicable Attached Single Family Residential community known as Crossings of Westlake.

**III. ADJACENT PROPERTIES**

	Name of Business/ Subdivision	Land Use Designation	Zoning Designation	Existing Use(s)	Approved Use(s)
NORTH	POD L/POD PC-1	DMXD	Mixed Use	Vacant/Recreation	Mixed Use/Recreation
SOUTH	POD PC-2	Civic	Civic/Education	Vacant	Civic
EAST	Pod M-1 Sky Cove	R2	R-2	Under Construction	Residential
WEST	PC-5/C-2	Civic	Civic/Education	Under Constr./Vacant	Civic (PBC TCO)

**V. OWNER/APPLICANT ACKNOWLEDGEMENT AND CONSENT**

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

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


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

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

\_\_\_\_\_  
Owner's Signature

\_\_\_\_\_  
Date

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

  
Applicant/Agent's Signature

March 02, 2021  
Date

CHAPTER 2, ARTICLE 2.2 - ADDITIONAL PROVISIONS, SECTION 2B (VARIANCES):

**B. Variances**

(1) The purpose of a variance is to allow reasonable relief from strict application of one or more land development regulations, when such regulation(s) create an undue burden or a practical difficulty for reasonable development of a property. Variances will be granted on a case-by-case basis.

**\*\* REFER TO THE ATTACHED JUSTIFICATION STATEMENT \*\***

(2) Applications for a variance must demonstrate that:

(a) Strict application of the LDRs creates an undue burden or a practical difficulty on the development of applicant's lot(s) or parcels and was not created by the actions of the applicant.

(b) Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district.

(c) Literal interpretation of the provisions of this chapter would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this chapter and would work unnecessary and undue hardship on the applicant.

(d) No negative impacts are or will be generated by the variance, and/or that any impacts caused by the variance can be adequately mitigated.

(e) The grant of a variance will not confer upon the applicant any special privilege denied to any other owner of land, buildings, or structures located in the same zoning district.

(f) The variance granted is the minimum variance that will make possible the use of the land, building, or structure.

(g) The grant of the variance will be in harmony with the general intent and purpose of this chapter and land development regulations.

(h) Financial hardship is not to be considered as sufficient evidence of a hardship in granting a variance.

(i) The grant of the variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

(3) In granting any variance, the Planning and Zoning Board may approve such conditions and safeguards deemed necessary to conform to the intent and purpose of this chapter. Violations of such conditions shall be deemed a violation of this chapter. The Planning and Zoning Board may also prescribe a reasonable time limit to initiate the action granted by the variance and to complete such action.

(4) The Planning and Zoning Board, unless specifically authorized by this chapter, shall not grant a variance to establish a use not allowed as a permitted use or conditional use in any overlay or zoning district. Evidence of nonconforming uses of neighboring lands, structures, or buildings in same zoning district or the permitted use of lands, structures, or buildings in other zoning districts shall not be considered grounds for the authorization of a variance.

(5) Denials of applications for variances may be appealed to the City Council.

To cover all additional administrative costs, actual or anticipated, including, but not limited to, engineering fees, consultant fees and special studies, the applicant shall compensate the City for all such costs prior to the processing of the application or not later than 30 days after final application approval whichever is determined as appropriate by the City. **Failure to make such payment shall be grounds for not issuing a building or zoning permit, certificate of occupancy or completion.** Costs associated with advertising for public hearings and other public notice requirements are the responsibility of the applicant. The fee shall be paid prior to such application being scheduled for a public hearing requiring notice.

Owner's Signature to Acknowledge

Date

***Pod M-2, “Crossings” Site Plan Variance  
Justification Statement  
March 11, 2021***

**Introduction**

The Applicant is requesting approval of a variance to facilitate the site plan approval for Pod M-2, a residential pod located within the Residential 2 Land Use category, containing an R-2 zoning designation. Pod M-2 proposes 130 attached single family (townhome) units on 15.57 acres, and is centrally located within Westlake, adjacent to the future Town Center, east of Town Center Parkway South and north of Persimmon Boulevard East. The community will be known as Crossings of Westlake. Specifically, the applicant is requesting to exempt short dead-end vehicular alleys/courts from consideration as streets under Article 3.2.A.2.a of the Palm Beach County (PBC) ULDC Subdivision Code. The alleys/courts are primarily used as the means to access the attached single-family residences within the parcel. When excluding the alleys/courts, the percentage of streets onsite that contain dead ends is equal to 25%. This represents an overall increase of 5% above the maximum 20% requirement stated in Article 3.2.A.2.a. The total percentage comes from a singular street, Willow Creek Drive, which ends in a T-turnaround at the southern boundary, adjacent to Persimmon Boulevard East. (Please note that the access from Persimmon Boulevard East into the pod has been restricted due to the potential safety hazard posed by the proximity of the intersection.) A strict interpretation of the PBC ULDC Subdivision Code, which is applicable to the City of Westlake as no adopted subdivision code exists, considers the short vehicular alleys/courts as streets. When looking at alleys/courts in the perspective of Article 3.2.A.2.a of the ULDC, the percentage of streets in the pod that contain a dead end is equal to 77%. This equates to a 57% increase above the maximum 20% requirement.

**Background**

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

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

Pod M-2 is located south of the future town center and the existing Westlake Adventure Park. Sky Cove, a single-family residential community exists to the east of Crossing within Pod M-1. The recently



approved Palm Beach County Tax Collector's Office exist on the west side of the community. Access to the site will be from Town Center Parkway South at the intersection Kingfisher Boulevard.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

On July 24, 2018, the City approved an amendment (MPA-2018-01) to the Final Master Plan, which allowed minor adjustments to the pod dwelling units of Pods M, P, R and U and to modify the pod boundaries of Pods P, R, S and U. Minor adjustments were also approved for the Pod acreages of Pods I, J and K.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

On September 9, 2019, Ordinance No. 2019-06 established the Mandatory Signage Design.

On September 9, 2019, Ordinance No. 2019-07 established the Mandatory Landscaping Design and Buffers.

On September 23, 2019, Ordinance No. 2019-09 established Chapter 3 and Adopting of the Zoning Map.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

On November 09, 2020, Resolution 2020-32 approved the Final Plat for the Westlake Plaza (Publix).

On November 09, 2020, Resolution 2020-33, approved the Master Site Plan for the Publix at Westlake Plaza.

On November 09, 2020, Resolution 2020-34, approved the Site Plan for the Publix Grocery Store, Drive through Pharmacy, Liquor Store , and 9,600 sf of Inline retail.

On November 12, 2020, The City of Westlake approved an amendment (MPA-2020-04) to the Final Master Plan, which allowed minor adjustments to the dwelling unit allocations and land area in Pods N, S, and U.

On December 14, 2020, Resolution 2020-36 approved he final plat for Pod N, Sky Cove South – Phase 1A.

On December 14, 2020, Resolution 2020-37, approved the Final Plat for Sky Cove South, Phase 1B (Pod N).

On December 14, 2020, Resolution 2020-38, approved the Master Sign Plan for 7-Eleven 1.0.

On December 14, 2020, Resolution 2020-39, approved the Master Sign Plan for the Publix at Westlake Plaza.

On December 15, the City of Westlake approved an amendment (MPA-2020-05) to the Final Master Plan, which allowed minor adjustments in Pod S.

On January 11, 2021, Resolution 2020-01, approved the Final Plat for Town Center Parkway South-West.

On January 11, 2021, Resolution 2020-02, approved the Final Plat for Pod G South-West.

On February 8, 2021, Resolution 2021-03, approved the Final Plat for Pod S, Orchards of Westlake.

#### **VARIANCE REQUEST**

The applicant is requesting a variance to allow short vehicular alleys/courts to be used to provide access to attached single family residential homes. On September 23, 2019, the city adopted Ordinance No. 2019-09 establishing Chapter 3 and Adopting of the Zoning Map. Chapter 3 establishes the zoning criteria for site plans including minimum lots sizes, setbacks open space and other criteria common to developing site plans for attached single family homes. The City, however, has not yet adopted subdivision regulation and platting requiring the applicant to rely on Article 11 of the Palm Beach County Unified Land Development Code. The county code is designed to be applied too broadly and does not recognize the unique nature of Westlake or the characteristics of the specific parcel. The City anticipate

adopting subdivision and platting regulations in the next few months. It is important to note that the proposed development plan is consistent with proposed code and would not require a variance if it was in place today.

Due to consumer demand and preference requests Minto is introducing the first attached single family home product to Westlake. To meet market demand and the 2021 season it is critical for the project to move forward immediately. The proposed variance request is consistent with the general intent of the code to provide for an organization of small, interconnected blocks and for the layout of streets to reduce travel distances. The applicant is requesting a variance to exempt residential alleys less than 175' in length, and providing access to not more than 5 attached single family homes from the requirements of Article 3 and Article 11 of the Palm Beach County Unified Development Code (ULDC).

As mentioned previously, the variance request to exempt short dead-end vehicular alleys/courts from consideration as streets under Article 3.2.A.2.a of the Palm Beach County (PBC) ULDC Subdivision Code results in a 25% total of streets onsite that contain dead ends. This represents an overall increase of 5% above the maximum 20% requirement stated in Article 3.2.A.2.a. A strict interpretation of the PBC ULDC Subdivision Code would consider the aforementioned alleys/courts to be streets and subject to the 20% maximum onsite dead end street requirements of Article 3.2.A.2.a. When looked at in this perspective, 77% of on-site streets contain a dead end. This equates to a 57% increase above the 20% maximum requirement. This is significantly larger than the 5% variance being requested. The language of the applicable sections of the ULDC is provided below.

**ARTICLE 3. OVERLAYS & ZONING DISTRICTS (3.2 A.2.a)**

**2. Connectivity**

All streets and alleys shall connect to other streets and alleys to form a continuous vehicular and pedestrian network within the district. Streets shall connect to streets in adjacent development or vacant parcels, except for AGR TMDs. The use of gates or other preventative barriers shall not be permitted on Collector Streets. **[Ord. 2005-041]**

**a) Dead End Streets**

No more than 20 percent of all streets may be dead end streets, such as cul-de-sacs and T-turnarounds. The maximum length for dead end streets shall be 660 feet and up to 750 feet, with a mid-block pedestrian pass thru. The maximum length for dead end streets shall be: **[Ord. 2005-002]**

**(1) Single Family Residential**

660 feet. Up to 750 feet with a mid-block pedestrian pass thru.

**(2) All Others**

500 feet.

**ARTICLE 11. SUBDIVISION, PLATTING AND REQUIRED IMPROVEMENTS (11.E.2.14)**

**14. Dead End Streets; Dead-end streets shall be designed and constructed with an appropriate terminal turnaround in accordance with the PBC Standards. Dead-end streets shall not exceed 1320 feet in length, except where natural geographic barriers exist necessitating a greater length.**

The abovementioned variances are hereby requested in conjunction with the site plan for Pod M-2 and are justified as follows:

**(A) Strict application of the LDRs creates an undue burden or a practical difficulty on the development of applicant's lot(s) or parcels and was not created by the actions of the applicant. YES**

Westlake has been designed and planned as a unique community with a focus on walkability and alternative modes of transportation. Additionally, higher density parcels or pods have been strategically located closer to the center of town and future town center. Pod M 2 also known as "The Crossings" is uniquely positioned on the south side of Town Center Parkway South, east of Ilex Way and North of Persimmon Boulevard. The entrance to the community is directly opposite Kingfisher Blvd. which provides pedestrian and vehicular access to the Westlake Amenity Center (Adventure Park). Parcel M-2 is the closest residential parcel to the Amenity Center and future Town Center located on Pod L. The ULDC does not fully account for the unique nature of Westlake as contemplated in its Comprehensive Plan and the development patterns contemplated by the City's Zoning Code. While the ULDC contemplates the use of residential access streets to serve single-family homes it does not provide similar provisions for attached single-family homes, where because of its density, small alleys are appropriate. The proposed design ensures safe, convenient, and accessible access to each attached single-family home. Additionally, applying a limitation to the number short alleys inhibits creative design and adds unnecessary costs. The Provisions of the ULDC are focused on much longer streets from 660 feet to 1320 feet as opposed to the quaint alley or courts proposed by the applicant.

**(B) Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district. YES**

Westlake was the only Agricultural Enclave in Palm Beach County which makes it uniquely different from all other lands. Additionally, as noted the City has adopted its own Comprehensive Plan and zoning district regulations but has not yet adopted its subdivision and platting regulations. This is an extremely unique circumstance. It is anticipated that the proposed subdivision and platting regulations when approved will negate the needs for this variance request.

**(C) Literal interpretation of the provisions of this chapter would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this chapter and would work unnecessary and undue hardship on the applicant. YES**

There are no other properties with the same zoning district within the unincorporated area of Palm Beach County other than Westlake. An undue hardship is created by the fact that the applicant is regulated by an intended zoning code without the benefit of the subdivision and platting regulations being fully adopted.

**(D) No negative impacts are or will be generated by the variance, and/or that any impacts caused by the variance can be adequately mitigated. YES**

The proposed site design ensures full pedestrian, golf cart and vehicular connectivity. Travel distance and or time is not impacted by the proposed design.

**(E) The grant of a variance will not confer upon the applicant any special privilege denied to any other owner of land, buildings, or structures located in the same zoning district. YES**

The granting of the variances will not confer any special privilege because the circumstances are unique to Westlake.

**(F) The variance granted is the minimum variance that will make possible the use of the land, building, or structure. YES**

The variance request has been limited to the minimum required to make reasonable use of the land. The applicant proposes to limit the applicability to alley streets not greater than 175' in length providing access to not more than 5 attached single family homes.

**(G) The grant of the variance will be in harmony with the general intent and purpose of this chapter and land development regulations. YES**

The variance will facilitate the intended development plan of Westlake and is consistent with the development pattern and use of the surrounding developments which include Sky Cove and the PBC Tax Collector's Office. Additionally, the overall design of the plan provides full connectivity to the City's comprehensive multi-modal pathway and sidewalks system consistent with the requirements of the Westlake Comprehensive Plan.

**(H) Financial hardship is not to be considered as sufficient evidence of a hardship in granting a variance. YES**

Literal interpretation and enforcement of the terms and provisions of this code would only prevent the applicant from complying with the intended pattern of development for Westlake and the introduction of diverse housing products as contemplated by the City's Comprehensive Plan and Zoning Code.

**(I) The grant of the variance will not be injurious to the area involved or otherwise detrimental to the public welfare. YES**

The requested Variance will not be injurious or detrimental to public health, safety, and welfare. The request has been fully vetted by the City's Engineering Department and PBC Fire Rescue who have both signed off on the site plan. Additionally, Minto has successfully completed several attached single-family home neighborhoods utilizing similar design techniques.

**Conclusion**

The Applicant is requesting approval of the Pod M-2 Variance Application. The applicant will work closely with Staff to achieve this approval as quickly as possible. The Applicant and the entire development team are available to answer any questions Staff might have and/or provide necessary information to supplement the information provided in the submittal.





## City of Westlake

### Planning and Zoning Department – Staff Report

Planning and Zoning Board Hearing - 4/12/21

---

#### PETITION DESCRIPTION

**PETITION NUMBER:** VAR-2021-01 *Variance for Crossings, Pod M-2*  
**OWNER:** Minto PBLH, LLC  
**APPLICANT:** Cotleur & Hearing  
**ADDRESS:** 5075 Seminole Pratt Whitney Road, Westlake, FL 33470  
**PCN:** 77-40-43-01-00-000-1010

**REQUEST:** Application for a Variance to allow eighty (80) percent dead end streets where the Interim City Code from Palm Beach County requires a maximum of twenty (20) percent dead end streets; relief from Article 3.2.A.2.a. Dead End Streets. The subject application is located in Pod M-2, Crossings in the City of Westlake, Palm Beach County, Florida, 33470.

#### SUMMARY

The subject application, Crossings, is located in Pod M-2 and part of Pod M. The proposed Crossings will be build south of the future Town Center district and the existing Westlake Adventure Park. Sky Cove, an existing single-family residential community, is located east of Crossings within Pod M and designated as Pod M-1. Crossings residential development consists of 130 attached single family townhome units located on 15.57 acres (Pod M-2). The primary access points to the Crossings community will be on Town Center Parkway, at the intersection of Kingfisher Boulevard.

On March 8, 2021, the Crossings plat received a conditional approval by the City Council. The subject condition is because the proposed development exceeds by 60 percent the amount of dead end streets that the City's interim code allows. So, the applicant is requesting a Variance to allow eighty (80) percent dead end streets where the Interim City Code from Palm Beach County requires a maximum of twenty (20) percent dead end streets; relief from Article 3.2.A.2.a. Dead End Streets.

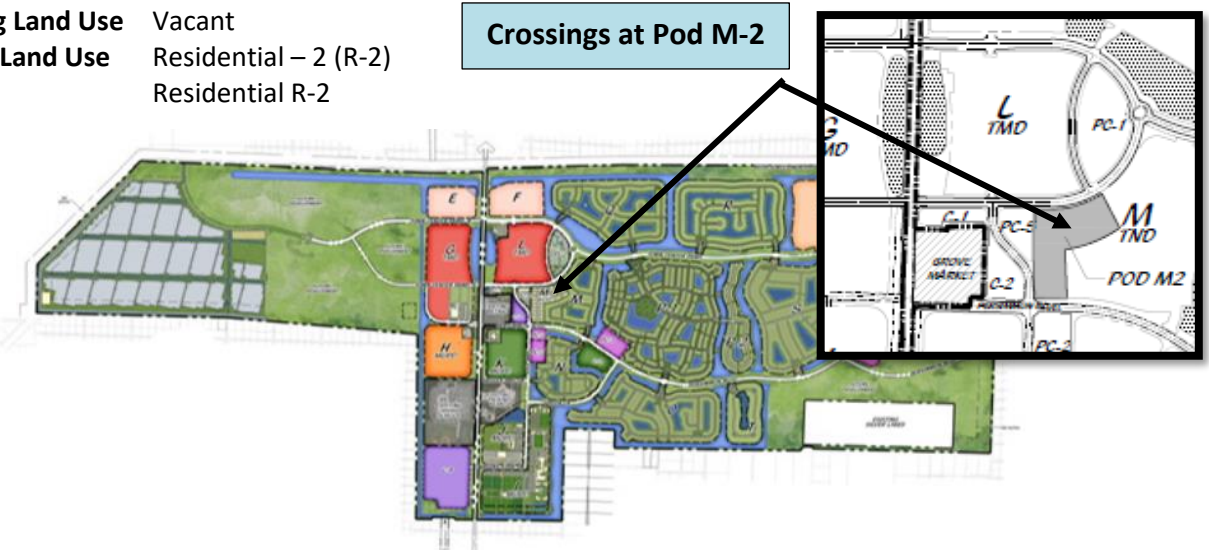
The subject variance application is in compliance with the City Code. *Chapter 2. Section 5. Notice* in terms of providing mail notice to property owners within 300 feet of the affected site; public notice published in the Palm Beach Post; and posting of signs at the subject site. See attached affidavit provided by the applicant.

#### STAFF RECOMMENDATION

Based upon the facts and findings contained herein, the Planning and Zoning and Engineering Departments recommend approval of the subject application. Also, *the Palm Beach County Fire Rescue has no objection to the number of dead end streets.*

**PETITION FACTS**

- a. **Total Site Area:** 15.57 acres (Pod M-2)
- b. **Total Dwelling Units:** 130 Units - Attached Single Family Units (Townhomes)
- c. **Density:** 8.35 Dwelling Units per Acre. The Comprehensive Plan allows max. 12 DUs/Acre
- d. **Land Use and Zoning**
  - Existing Land Use** Vacant
  - Future Land Use** Residential – 2 (R-2)
  - Zoning** Residential R-2



**BACKGROUND**

The subject application, Crossings, is located in Pod M-2 and part of Pod M. The proposed Crossings will be build south of the future Town Center district and the existing Westlake Adventure Park. Sky Cove, an existing single-family residential community, is located east of Crossings within Pod M and designated as Pod M-1. Crossings will be 130 attached single family townhome units on 15.57 acres (Pod M-2). Crossings include 30-foot-wide lots containing attached single-family homes in clusters of four (4) and five (5). Side corner lots are generally 40’ wide. The primary access points to the Crossings community will be on Town Center Parkway, at the intersection of Kingfisher Boulevard.

The City of Westlake is in the process of writing its own Land Development Regulations. A number of Chapters has been approved by the City Council, and additional ones are being written. City Staff relies on the adopted City Code chapters, and the interim Palm Beach County Unified Land Development Code (ULDC) for reviews of site plans and plats.

On March 8, 2021, the Crossings plat received a conditional approval by the City Council. The subject condition is because the proposed development exceeds by 60 percent the amount of dead end streets that the City’s interim code allows. So, the applicant is requesting a Variance to allow eighty (80) percent dead end streets where the Interim City Code from Palm Beach County requires a maximum of twenty (20) percent dead end streets; relief from Article 3.2.A.2.a. Dead End Streets.



**VARIANCE REQUEST**

The subject application was reviewed according to the Palm Beach County Unified Land Development Code (ULDC). The City has not yet adopted subdivision regulation and platting requiring the applicant to rely on Article 11 of the Palm Beach County Unified Land Development Code. Article 3.2.A.2.a. Dead End Streets requires that a development provides a maximum of 20 percent of dead-end streets as indicated below:

**a) Dead-End Streets**  
 No more than 20 percent of all TND streets may be dead-end streets, such as cul-de-sacs and T-turnarounds. The maximum length for dead-end streets shall be 900 feet and up to 1,250 feet, with a mid-block pedestrian pass-thru. The maximum length for dead-end streets shall be:

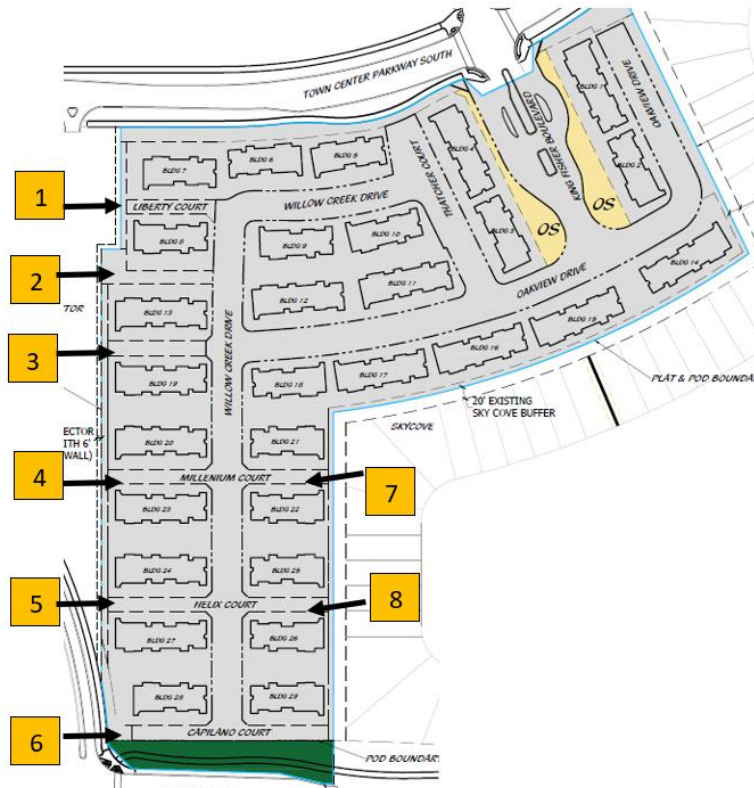
**(1) Single Family Residential**  
 900 feet. Up to 1,250 feet with a mid-block pedestrian pass-thru.

**(2) All Others**  
 900 feet.

Crossings proposes a number of streets or courts that are primarily used as the means to access the attached single-family residences within the parcel. The subject courts are dead-end streets and exceed the 20 percent allowed by Code. Per the ULDC the following calculations were confirmed:

- a. The percentage of streets/courts onsite that contain dead-ends is equal to 80 percent.
- b. Maximum requirement per Article 3.2.A.2.a. is 20 percent.
- c. The applicant is requesting a total of 60 percent above the maximum requirement

The below graphic depicts the location of the subject dead-end streets:



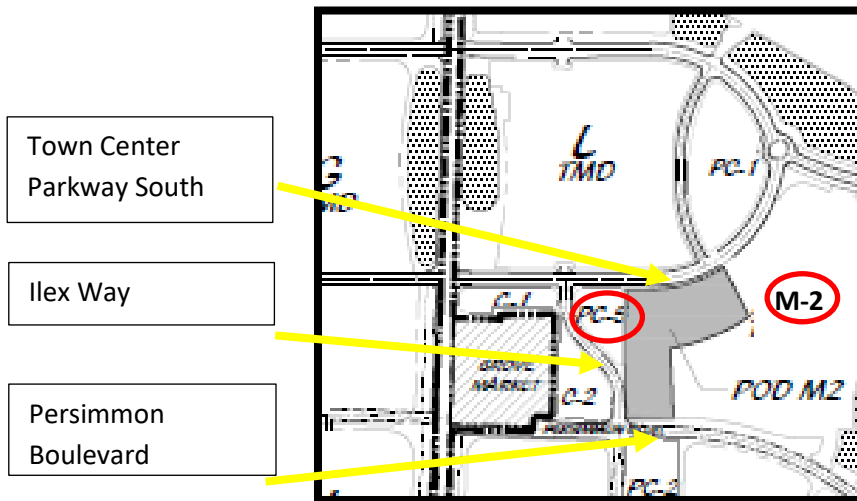
**STAFF ANALYSIS AND FINDINGS**

Per Chapter 2, Section 2: Special Applications, (B) Variances, the Planning and Zoning Board shall consider and find that all seven criteria listed below have been satisfied by the applicant prior to making a motion for approval of a variance:

- (A) **Strict application of the LDRs creates an undue burden or a practical difficulty on the development of applicant’s lot(s) or parcels and was not created by the actions of the applicant.**

**Applicant Response:** YES. Westlake has been designed and planned as a unique community with a focus on walkability and alternative modes of transportation. Additionally, higher density parcels or pods have been strategically located closer to the center of town and future town center. Pod M 2 also known as “The Crossings” is uniquely positioned on the south side of Town Center Parkway South, east of Ilex Way and North of Persimmon Boulevard. The entrance to the community is directly opposite Kingfisher Blvd. which provides pedestrian and vehicular access to the Westlake Amenity Center (Adventure Park). Parcel M-2 is the closest residential parcel to the Amenity Center and future Town Center located on Pod L. The ULDC does not fully account for the unique nature of Westlake as contemplated in its Comprehensive Plan and the development patterns contemplated by the City’s Zoning Code. While the ULDC contemplates the use of residential access streets to serve single- family homes it does not provide similar provisions for attached single-family homes, where because of its density, small alleys are appropriate. The proposed design ensures safe, convenient, and accessible access to each attached single-family home. Additionally, applying a limitation to the number short alleys inhibits creative design and adds unnecessary costs. The Provisions of the ULDC are focused on much longer streets from 660 feet to 1320 feet as opposed to the quaint alley or courts proposed by the applicant.

**City Staff:** The M-2 Pod site is constrained by its location. As showing in the below graphic, the subject Pod is surrounded by Pod PC-5 to the west and M-1 to the east (Sky Cove). The subject Pod only vehicular access is through Town Center Parkway South. Pod M-2 also fronts Persimmon Boulevard; however, because its proximity to Ilex Way and traffic safety measures, it can not accommodate a vehicular access/exit on this Boulevard.



*Based on the above description, the Palm Beach County ULDC requirement imposes a practical difficulty on the development of applicant’s parcel.*

**(B) Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district.**

**Applicant Response:** YES. Westlake was the only Agricultural Enclave in Palm Beach County which makes it uniquely different from all other lands. Additionally, as noted the City has adopted its own Comprehensive Plan and zoning district regulations but has not yet adopted its subdivision and platting regulations. This is an extremely unique circumstance. It is anticipated that the proposed subdivision and platting regulations when approved will negate the needs for this variance request.

**City Staff:** The M-2 Pod site is constrained by its location. *As shown on Criteria A site graphic location*, the subject Pod is surrounded by Pod PC-5 to the west and M-1 to the east (Sky Cove). The subject Pod only vehicular access is through Town Center Parkway South. Pod M-2 also fronts Persimmon Boulevard; however, because its proximity to Ilex Way and traffic safety measures, it can not accommodate vehicular access/exit on this Boulevard.

Sites that are located in the same zoning district, and all its boundaries are adjacent to roads will not have a justification to provide dead-end roads above the ULDC code requirements. M-2 Pod is peculiar because it is surrounded to the east and west by other land parcels, and it is only adjacent to two (2) roads as explained in detail in Criteria A.

**(C) Literal interpretation of the provisions of this chapter would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this chapter and would work unnecessary and undue hardship on the applicant.**

**Applicant Response:** YES. There are no other properties with the same zoning district within the unincorporated area of Palm Beach County other than Westlake. An undue hardship is created by the fact that the applicant is regulated by an intended zoning code without the benefit of the subdivision and platting regulations being fully adopted.

**City Staff:** The City Interim Code, Palm Beach County ULDC, *Article 3.2.A.2.a. Dead-End Streets* requires that a development provides a maximum of 20 percent of dead-end streets. The Crossings is proposing 80 percent dead-end streets or courts because its peculiar land location as indicated in Criteria A and B.

**(D) No negative impacts are or will be generated by the variance, and/or that any impacts caused by the variance can be adequately mitigated.**

**Applicant Response:** YES. The proposed site design ensures full pedestrian, golf cart and vehicular connectivity. Travel distance and or time is not impacted by the proposed design.

**City Staff:** The subject site plan and plat were reviewed by the City's Engineer Department and provided the following comment: *"The plan meets the criteria for length of dead-end streets and is significantly under the maximum length allowed. A maximum 900-feet is allowed, and 100-feet is provided for each alley. The street connecting the alleys, Willow Creek Drive, is 780-feet. The subject plan does not meet the review criteria for number of dead-end streets (20-percent required, 80-percent provided). However, if additional connections were included, the resulting vehicle or pedestrian travel time would not change significantly. Therefore, the*

*City Engineer has no objection to the site plan as configured. Also, Palm Beach County Fire Rescue has no objection to the plan. Therefore, the City Engineer recommends that the plan be approved in the current configuration.”*

**(E) The grant of a variance will not confer upon the applicant any special privilege denied to any other owner of land, buildings, or structures located in the same zoning district.**

**Applicant Response:** YES. The granting of the variances will not confer any special privilege because the circumstances are unique to Westlake.

**City Staff:** Crossings is located in Pod M-2 in the R-2 Residential Zoning District. All applications for site plan and plat are reviewed for compliance with the City Code (Chapters that were adopted by the City Council) and the Interim City Code (Palm Beach County ULDC). Plats are required to have final approval by the City Council after City Staff reviews them for compliance with Codes.

On March 8, 2021, the Crossings plat received a conditional approval by the City Council. The subject condition is because the proposed development exceeds by 60 percent the amount of dead end streets that the City’s interim code allows. So, the applicant is requesting a Variance to allow eighty (80) percent dead end streets where the Interim City Code from Palm Beach County requires a maximum of twenty (20) percent dead end streets; relief from Article 3.2.A.2.a. Dead End Streets.

The grant of the subject variance will not confer upon the applicant any special privilege denied to any other owner of land, buildings, or structures located in the same zoning district.

**(F) The variance granted is the minimum variance that will make possible the use of the land, building, or structure.**

**Applicant Response:** The variance request has been limited to the minimum required to make reasonable use of the land. The applicant proposes to limit the applicability to alley streets not greater than 175’ in length providing access to not more than 5 attached single family homes.

**City Staff:** The subject site plan and plat were reviewed by the City’s Engineer Department and provided the following comment: *“The plan meets the criteria for length of dead-end streets and is significantly under the maximum length allowed. A maximum 900-feet is allowed, and 100-feet is provided for each alley. The street connecting the alleys, Willow Creek Drive, is 780-feet. The subject plan does not meet the review criteria for number of dead-end streets (20-percent required, 80-percent provided). However, if additional connections were included, the resulting vehicle or pedestrian travel time would not change significantly. Therefore, the City Engineer has no objection to the site plan as configured. Also, Palm Beach County Fire Rescue has no objection to the plan. Therefore, the City Engineer recommends that the plan be approved in the current configuration.”*

If granted the subject variance, it will make possible the use of Pod M-2 and the development of Crossings residential community.

**(G) The grant of the variance will be in harmony with the general intent and purpose of this chapter and land development regulations.**

**Applicant Response:** YES. The variance will facilitate the intended development plan of Westlake and is consistent with the development pattern and use of the surrounding developments which include Sky Cove and the PBC Tax Collector’s Office. Additionally, the overall design of the plan provides full connectivity to the City’s comprehensive multi-modal pathway and sidewalks system consistent with the requirements of the Westlake Comprehensive Plan.

**City Staff:** Crossings is located in Pod M-2 in the R-2 Residential Zoning District. All applications for site plan and plat are reviewed for compliance with the City Code (Chapters that were adopted by the City Council) and the Interim City Code (Palm Beach County ULDC).

The subject application is in compliance with code requirements regarding density, lot coverage, height, setbacks, pervious open space, landscape, sewerage, drainage and traffic. With regard to connectivity, Crossings provides a gate for golf carts and pedestrian access to Persimmon Boulevard. In terms of Neighborhood Parks, the applicant complies with the Level of Service by providing passive green areas with benches and trees. In terms of safety, Palm Beach County Fire Rescue has no objection to the Crossings site plan.

**(H) Financial hardship is not to be considered as sufficient evidence of a hardship in granting a variance.**

**Applicant Response:** YES. Literal interpretation and enforcement of the terms and provisions of this code would only prevent the applicant from complying with the intended pattern of development for Westlake and the introduction of diverse housing products as contemplated by the City’s Comprehensive Plan and Zoning Code.

**City Staff:** The subject variance hardship is based on the peculiar location of Pod M-2 detailed in Criteria A. Pod M-2 is surrounded by Pod PC-5 to the west and M-1 to the east (Sky Cove). The subject Pod only vehicular access is through Town Center Parkway South. Pod M-2 also fronts Persimmon Boulevard; however, because its proximity to Ilex Way and traffic safety measures, it can not accommodate a vehicular access/exit on this Boulevard.

**(I) The grant of the variance will not be injurious to the area involved or otherwise detrimental to the public welfare.**

**Applicant Response:** YES. The requested Variance will not be injurious or detrimental to public health, safety, and welfare. The request has been fully vetted by the City’s Engineering Department and PBC Fire Rescue who have both signed off on the site plan. Additionally, Minto has successfully completed several attached single-family home neighborhoods utilizing similar design techniques.

**City Staff:** The subject application is in compliance with code requirements regarding density, lot coverage, height, setbacks, pervious open space, landscape, sewerage, drainage and traffic. With regard to connectivity, Crossings provides a gate for golf carts and pedestrian access to Persimmon Boulevard. In terms of Neighborhood Parks, the applicant complies with the Level of Service by providing passive green areas with benches and trees. In terms of safety, Palm Beach County Fire Rescue has no objection to the Crossings site plan. If variance is granted, it will not not be injurious to the area involved or otherwise detrimental to the public welfare.

**FINAL REMARKS**

The subject variance application was reviewed based on the City Code, Chapter 2. See attached report and recommendation letter from the City Engineer and the Palm Beach County Fire Department.

The subject variance application is in compliance with the City Code. *Chapter 2. Section 5. Notice* in terms of providing mail notice to property owners within 300 feet of the affected site; public notice published in the Palm Beach Post; and posting of signs at the subject site. See attached affidavit provided by the applicant.

On March 8, 2021, the Crossings plat received a conditional approval by the City Council. The subject condition is because the proposed development exceeds by 60 percent the amount of dead end streets that the City’s interim code allows. See attached Resolution.



**Architectural Elevation of Proposed Townhomes**



RE: Resubmittal please-POD M2 - SP Revisions. Fire-Rescue Site Plan  
Review Revisions Comments Westlake/M2 x



➔ **Pedro Segovia**  
to me ▾

Tue, Feb 16, 9:46 AM (8 days ago) ☆ ↶ ⋮

No comment

**From:** Gina Lawrence <[gina@nzconsultants.net](mailto:gina@nzconsultants.net)>  
**Sent:** Tuesday, February 16, 2021 9:21 AM  
**To:** Pedro Segovia <[PSEGOVIA@pbcgov.org](mailto:PSEGOVIA@pbcgov.org)>  
**Subject:** Fwd: Resubmittal please-POD M2 - SP Revisions

\*\*\*\*\* Note: This email was sent from a source external to Palm Beach County. Links or attachments should not be accessed unless expected from a trusted source. \*\*\*\*\*

Good morning Pedro,

Please advise if you have any additional comments for the applicant.

Thank you!

**Gina Lawrence**  
**Urban Planner**  
*We Plan and Design Memorable Places*

---



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

---

**DATE:** 3/15/2021  
**APPLICATION NUMBER:** VAR-2021-01  
**DESCRIPTION:** Pod M-2, Crossings of Westlake  
**APPLICANT:** Cotleur & Hearing  
**OWNER:** Minto PBLH, LLC  
**REQUEST:** Variance Review  
**LOCATION:** Westlake, FL  
**STAFF REVIEW:** **RECOMMENDATION OF APPROVAL**

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

- The plan meets the criteria for length of dead-end streets and is significantly under the maximum length allowed. A maximum 900-feet is allowed, and 100-feet is provided for each alley. The street connecting the alleys, Willow Creek Drive, is 780-feet. The subject plan does not meet the review criteria for number of dead-end streets (20-percent required, 80-percent provided). However, if additional connections were included, the resulting vehicle or pedestrian travel time would not change significantly. Therefore, the City Engineer has no objection to the site plan as configured. Also, Palm Beach County Fire Rescue has no objection to the plan. Therefore, the City Engineer recommends that the plan be approved in the current configuration.

---

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

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



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

## STAFF MEMORANDUM

**DATE:** 3/15/2021  
**PETITION NO.:** VAR-2021-01  
**DESCRIPTION:** Variance for Crossings of Westlake (Pod M-2) Site Plan  
**APPLICANT:** Cotleur and Hearing  
**OWNER:** Minto PBLH, LLC  
**REQUEST:** Applicant (Minto PBLH, LLC) is requesting review of the Variance for Crossings of Westlake (Pod M-2) Site Plan

### Final Recommendation

The Office of the City Engineer has reviewed the documents associated with the application referenced above and recommends approval of the variance to facilitate the site plan approval for Pod M-2.

### Discussion

The Crossings of Westlake (Pod M-2) proposes 130 attached single-family (townhome) units on 15.57 acres. Pod M-2 is centrally located within Westlake, adjacent to the future Town Center, east of Town Center Parkway South and north of Persimmon Boulevard East, as shown in the graphics below. Specifically, the applicant is requesting a variance to allow short, dead end, vehicular alleys to be used to as the means to access attached single-family residential within the parcel.

### Location Maps





POD M-2



The primary access points to the Crossings community will be on Town Center Parkway, at the intersection of Kingfisher Boulevard. All of the residences within the Crossings of Westlake are within a five-minute walk to the Westlake Adventure Park. Within Pod M-2, there will be 30-foot-wide lots containing attached single-family homes in clusters of 4 and 5. Side corner lots are generally 40' wide. The proposed lot area exceeds the minimum area required by the City Code.

The 130 single-family attached homes have a net density of 8.34 dwelling units per acre. The Westlake Master Plan provides for up to 150 attached single-family homes thus the proposed plan is consistent with the land use, zoning, and Westlake Master Plan. The 20 unused units will be transferred to another attached single-family pod the next time the master plan is formally amended. The 130 units however remains fully consistent with the approved Development Order. The approved Density for Pod M which includes Sky Cove (M-1 and Crossings M-2) is 5.84 dwelling units per acre. With the reduction of 20 attached single-family units the density at build out will be 5.53 dwelling units per acre.

The townhomes within Crossings create a “New Florida Coastal Town” feeling by drawing inspiration from historic coast vernaculars and reinterpreting them with a cleaner more contemporary execution. Rooflines, eaves, windows, garage doors, entry doors, and rooflines work together to form a unified theme. 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.

## Conclusion

(2) reviews of the site plan application occurred, which resulted in a recommendation to the applicant to apply for the variance. (2) reviews of the variance application occurred. The plan meets the criteria for length of dead-end streets and is significantly under the maximum length allowed. A maximum 900-foot is allowed, and 100-foot is provided for each alley. The street connecting the alleys, Willow Creek Drive, is 780-feet. The subject plan does not meet the review criteria for number of dead-end streets (20-percent required, 80-percent provided). However, if additional connections were included, the resulting vehicle or pedestrian travel time would not change significantly. Therefore, the City Engineer has no objection to

the site plan as configured. Also, Palm Beach County Fire Rescue has no objection to the plan. Therefore, the City Engineer recommends that the plan be approved in the current configuration.

---

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



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

**CITY OF WESTLAKE, FLORIDA**  
**AFFIDAVIT OF**  
**Posting of Public Notice Sign and**  
**Mailing of Public Notices**

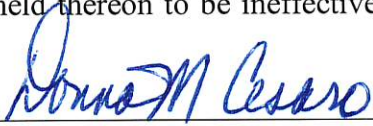
STATE OF FLORIDA  
COUNTY OF PALM BEACH

PETITION NUMBER: VAR-20201-01

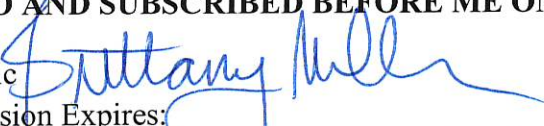
PETITION NAME: POD M-2, CROSSINGS OF WESTLAKE, VARIANCE FOR DEAD END STREETS AT 130 TOWNHOME UNITS DEVELOPMENT

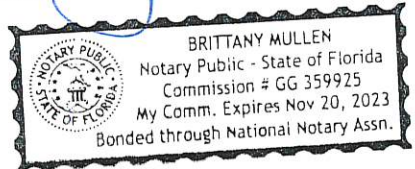
**BEFORE ME**, the undersigned authority, personally appeared Donna Cesaro, who, after having been first duly sworn and put-upon oath, says as follows:

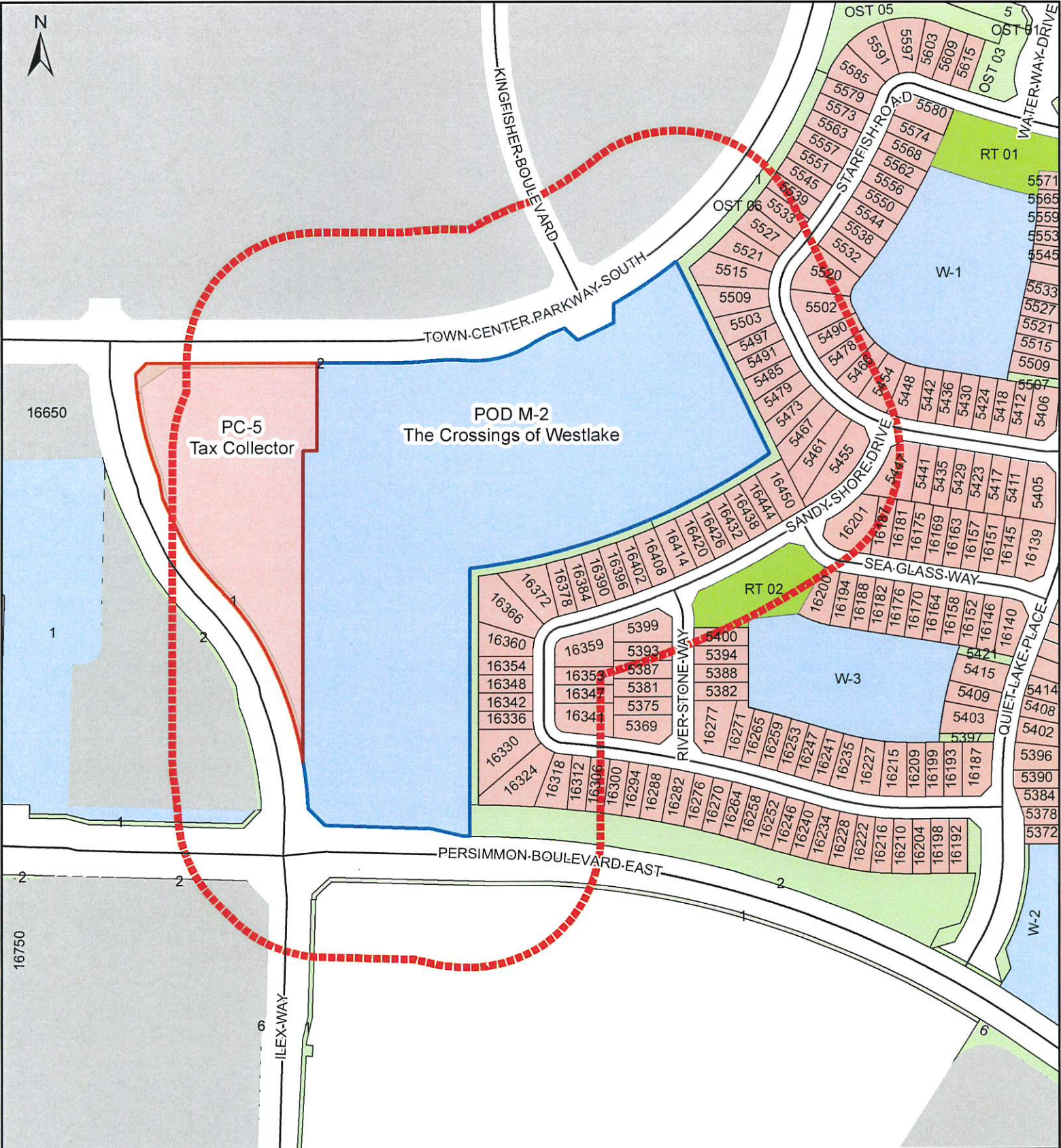
1. That she/he is authorized on the behalf of the owner of the property identified in the above referenced petition to be heard before the City Council on April 12, 2021, and is authorized to execute and make this Affidavit, and is familiar with the matters as set forth herein and they are true to the best of his/her knowledge, information, and belief.
2. That on or about March 28, 2021 the required 3'x 3' signs were placed on the subject property stating, **"THIS SITE IS BEING CONSIDERED FOR REQUESTED USE SCHOOL, ELEMENTARY OR SECONDARY & CONGREGATE LIVING FACILITY TYPE 3. FOR MORE INFORMATION, PLEASE CONTACT THE CITY OF WESTLAKE AT 561-530-5880."**
3. That by March 28, 2021 the required public notices were mailed to all property owners within 500 feet of the property as identified in the attached property owners list. The information used to prepare and execute the public notice mailing was derived from the most recent official tax roll of Palm Beach County.
4. That he/she is aware of and understands that failure to adhere to the forgoing provisions, including submittal of this Affidavit (a minimum of 15 days ) prior to public meetings, may cause the above identified petition and any public meeting held thereon to be ineffective and a nullity.

  
\_\_\_\_\_  
Signature of agent for owner

**SWORN TO AND SUBSCRIBED BEFORE ME ON THIS** 24<sup>th</sup> **DAY OF** March, 2021.

Notary Public   
My Commission Expires: \_\_\_\_\_





- Legend**
- Streets
  - 300 Foot Buffer from The Crossings
  - 35 - Tract PC-5 Tax Collector
  - 48 - Crossings of Westlake
  - Open Space Tract
  - Recreation Tract
  - Other/Private
  - Residential
  - Water Management Tract

## Variance Notice M-2 The Crossings of Westlake

1 inch = 300 feet  
When printed on 8.5" x 11"



77-40-43-01-15-000-0420  
Frierson, Ryan and Sarah  
16201 Sea Glass Way  
Westlake Florida 33470

77-40-43-01-15-000-1220  
Tucker, Charlene  
16444 Sandy Shore Drive  
Westlake Florida 33470

77-40-43-01-15-000-1190  
Shank, Christopher  
5461 Starfish Road  
Westlake Florida 33470

77-40-43-01-15-000-0780  
Hicks, Modesta Alexandra  
5448 Starfish Road  
Westlake Florida 33470

77-40-43-01-15-000-0810  
MERCADO SACRAMENTO &  
5478 Starfish Road  
Westlake Florida 33470

77-40-43-01-15-000-1070  
Ure, Kelly, Kenneth  
5533 Starfish Road  
Westlake Florida 33470

77-40-43-01-15-000-0410  
Rivera, Jeffrey and Sandra  
16200 Sea Glass Way  
Westlake Florida 33470

77-40-43-01-15-000-1240  
Byer Jocelyn  
16432 Sandy Shore Drive  
Westlake Florida 33470

77-40-43-01-15-000-0590  
GONZALEZ STEPHANIE & DARIEL  
5447 Starfish Road  
Westlake Florida 33470

77-40-43-01-15-000-1180  
Link, Stephanie Dawn  
5467 Starfish Road  
Westlake Florida 33470

77-40-43-01-15-000-1150  
5485 STARFISH LLC  
2526 Montclair Cir  
Fort Lauderdale Florida 33327

77-40-43-01-15-000-0820  
GAETA RONALD A & Leanie  
5490 Starfish Road  
Westlake Florida 33470

77-40-43-01-18-000-1300  
SKY COVE LLC  
401 E Las Olas Blvd Se 1400  
Fort Lauderdale Florida 33301

77-40-43-01-15-000-0430  
Roberts, Curtis and Kerry  
16187 Sea Glass Way  
Westlake Florida 33470

77-40-43-01-15-000-1230  
Gonzalex, Eric Jose, Intriago, Lorena  
16438 Sandy Shore Drive  
Westlake Florida 33470

77-40-43-01-15-000-1200  
Gonzalez, Sergio, Leiva, Yidielis  
5455 Starfish Road  
Westlake Florida 33470

77-40-43-01-15-000-1170  
DRAKE KIMBERLYE J  
5473 Starfish Road  
Westlake Florida 33470

77-40-43-01-15-000-0790  
Johnson, Christopher and Mandy  
5454 Starfish Road  
Westlake Florida 33470

77-40-43-01-15-000-0830  
Warne, Christen and Matthew  
5502 Starfish Road  
Westlake Florida 33470

77-40-43-01-00-000-1010  
The Palm Beach County Tax Collector  
301 N. Olive Ave, Third Floor  
West Palm Beach Florida 33401





**RESOLUTION 2021-06**

**A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, APPROVING THE FINAL PLAT FOR CROSSINGS OF WESTLAKE (POD M-2), BEING A REPLAT OF A PORTION OF OPEN SPACE TRACT #1 AND A PORTION OF OPEN SPACE TRACT #2, TOWN CENTER PARKWAY SOUTH - PHASE II, PLAT BOOK 126, PAGES 114 AND 115, AND A PORTION OF OPEN SPACE TRACT #1, ILEX WAY - PHASE I, PLAT BOOK 126, PAGES 116 AND 117, AND A PORTION OF OPEN SPACE TRACT #2, PERSIMMON BOULEVARD EAST - PLAT 2, PLAT BOOK 128, PAGES 16 THROUGH 19, INCLUSIVE, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH A PORTION OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, PROVIDING FOR RECORDATION, PROVIDING FOR AN EFFECTIVE DATE.**

---

**WHEREAS**, Minto PBLH, LLC, a Florida Limited Liability Company, as the Applicant has requested approval for the Crossings of Westlake (Pod M-2) Plat, being a replat of a portion of Open Space Tract #1 and a portion of Open Space Tract #2, Town Center Parkway South - Phase II, Plat Book 126, Pages 114 and 115, and a portion of Open Space Tract #1, Ilex Way - Phase I, Plat Book 126, Pages 116 and 117, and a portion of Open Space Tract #2, Persimmon Boulevard East - Plat 2, Plat Book 128, Pages 16 Through 19, Inclusive, all of the Public Records Of Palm Beach County, Florida, together with a portion of Section 1, Township 43 South, Range 40 East, in the City of Westlake, Palm Beach County, containing approximately 16.117 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 of Westlake's interim 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 Crossings of Westlake (Pod M-2), as described in the attached Exhibit "A", containing approximately 16.117 acres, which is located in the City of Westlake, and in Palm Beach County, Florida.

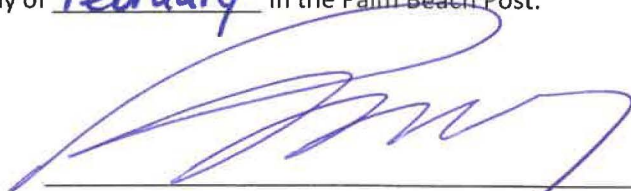
**Section 3: RECORDATION.** The applicant shall provide a certified copy of the recorded plat and the applicant shall cover the costs of recording the plat in the public records in and for Palm Beach County Florida.

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

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

**PASSED AND APPROVED** by City Council for the City of Westlake, on this day of March 8, 2021.

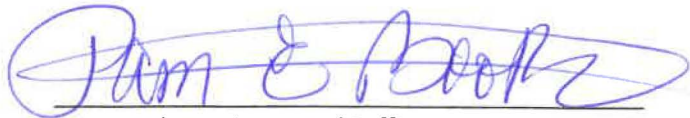
**PUBLISHED** on this 26<sup>th</sup> day of February in the Palm Beach Post.



City of Westlake  
Roger Manning, Mayor



Zoie Burgess, City Clerk



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



**CROSSINGS OF WESTLAKE**  
 BEING A REPLAT OF A PORTION OF OPEN SPACE TRACT #1 AND A PORTION OF OPEN SPACE TRACT #2,  
 TOWN CENTER PARKWAY SOUTH - PHASE II, PLAT BOOK 126, PAGES 114 AND 115, AND A  
 PORTION OF OPEN SPACE TRACT #1, ILEX WAY - PHASE I, PLAT BOOK 126, PAGES 116 AND 117, AND A PORTION OF  
 OPEN SPACE TRACT #2, PERSIMMON BOULEVARD EAST - PLAT 2, PLAT BOOK 128, PAGES 16 THROUGH 19,  
 INCLUSIVE, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH A PORTION OF  
 SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA,

**CITY OF WESTLAKE'S APPROVAL**

THIS CERTIFIES THAT THIS PLAT HAS BEEN ACCEPTED AND APPROVED BY THE CITY COUNCIL FOR THE CITY OF WESTLAKE BY A RESOLUTION DULY ADOPTED BY THE CITY COUNCIL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021, IN ACCORDANCE WITH SEC. 177.07(1), F.S., AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY THE CITY OF WESTLAKE IN ACCORDANCE WITH SEC. 177.08(1), F.S.

ATTEST: \_\_\_\_\_ BY: \_\_\_\_\_  
 CITY MANAGER, KEN CASSEL CITY MAYOR, ROGER MANNING

**TITLE CERTIFICATION**

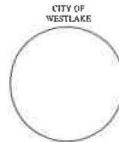
STATE OF FLORIDA  
 COUNTY OF \_\_\_\_\_

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

DATED: \_\_\_\_\_ HARRY BINSSE, PRESIDENT, FOUNDERS TITLE

**AREA TABULATION (IN ACRES)**

SINGLE FAMILY LOTS (139 LOTS)	9.249
ROADWAY TRACT (TRACT "A")	3.809
TRACT "B-1"	0.064
TRACT "B-2"	0.090
TRACT "B-3"	0.096
TRACT "B-4"	0.090
TRACT "B-5"	0.068
TRACT "B-6"	0.073
TRACT "B-7"	0.073
TRACT "B-8"	0.075
LIFT STATION PARCEL	0.158
OPEN SPACE TRACT #1	0.228
OPEN SPACE TRACT #2	0.158
OPEN SPACE TRACT #3	0.496
OPEN SPACE TRACT #4	0.041
OPEN SPACE TRACT #5	0.139
TRACT #6	0.878
TRACT #7	0.046
TRACT #8	0.040
TRACT #9	0.039
TRACT #10	0.033
TRACT #11	0.033
TRACT #12	0.053
OPEN SPACE TRACT #13	0.115
OPEN SPACE TRACT #14	0.274
OPEN SPACE TRACT #15	0.543
TOTAL ACRES, MORE OR LESS:	16.117



4132 W. Shie Heron Blvd. Phone: (561) 444-2720  
 Suite 105 www.geoPointSurveying.com  
 Palm Beach, FL 33404 License Number 1477-A

Sheet No. 2 of 5 Sheets

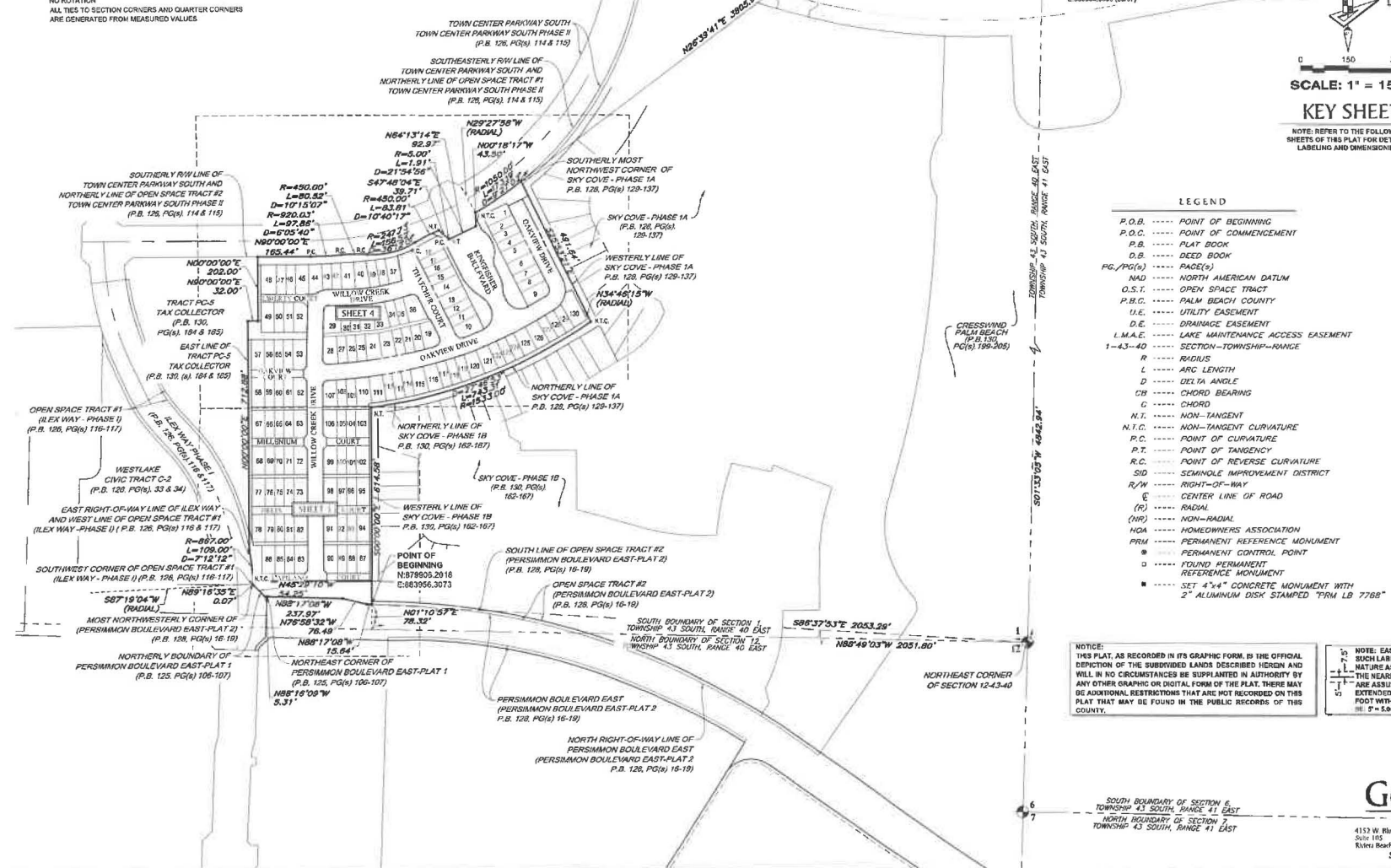
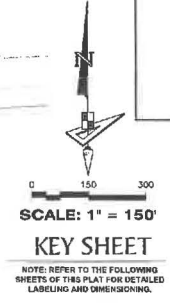
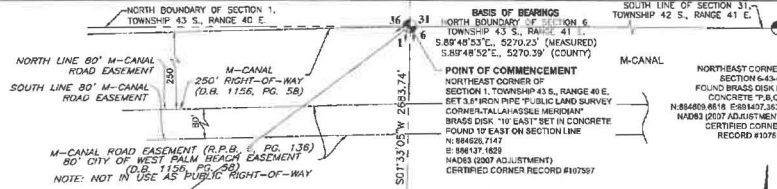
# CROSSINGS OF WESTLAKE

BEING A REPLAT OF A PORTION OF OPEN SPACE TRACT #1 AND A PORTION OF OPEN SPACE TRACT #2, TOWN CENTER PARKWAY SOUTH - PHASE II, PLAT BOOK 126, PAGES 114 AND 115, AND A PORTION OF OPEN SPACE TRACT #1, ILEX WAY - PHASE I, PLAT BOOK 126, PAGES 116 AND 117, AND A PORTION OF OPEN SPACE TRACT #2, PERSIMMON BOULEVARD EAST - PLAT 2, PLAT BOOK 126, PAGES 16 THROUGH 19, INCLUSIVE, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH A PORTION OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA.

COORDINATES SHOWN HEREON ARE FLORIDA STATE PLANE GRID DATUM = NAD83 2011 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

## 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 S89°53'31" E, 5270.23' (MEASURED). BEARINGS SHOWN HEREON, REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICA DATUM OF 1983 (NAD 83 - 07) FOR THE EAST EDGE OF FLORIDA. SAID BASE OF BEARINGS IS THE SAME IN THE NORTH AMERICAN DATUM OF 1983 (NAD 83 - 90).



### LEGEND

P.O.B. ....	POINT OF BEGINNING
P.O.C. ....	POINT OF CURVATURE
P.B. ....	PLAT BOOK
D.B. ....	DEED BOOK
PG.(P)G(s) .....	PAGE(S)
N.A.D. ....	NORTH AMERICAN DATUM
O.S.T. ....	OPEN SPACE TRACT
P.B.C. ....	PALM BEACH COUNTY
U.E. ....	UTILITY EASEMENT
D.E. ....	DRAINAGE EASEMENT
L.M.A.E. ....	LAKE MAINTENANCE ACCESS EASEMENT
1-43-40 .....	SECTION-TOWNSHIP-RANGE
R. ....	RADIUS
L. ....	ARC LENGTH
D. ....	DELTA ANGLE
CB. ....	CHORD BEARING
C. ....	CHORD
N.T. ....	NON-TANGENT
N.T.C. ....	NON-TANGENT CURVATURE
P.C. ....	POINT OF CURVATURE
P.T. ....	POINT OF TANGENCY
R.C. ....	POINT OF REVERSE CURVATURE
SID. ....	SEMI-CIRCLE IMPROVEMENT DISTRICT
R/W. ....	RIGHT-OF-WAY
CL. ....	CENTER LINE OF ROAD
(R) ....	RADIAL
(DR) ....	NON-RADIAL
H.O.A. ....	HOMEOWNERS ASSOCIATION
PRM. ....	PERMANENT REFERENCE MONUMENT
●. ....	PERMANENT CONTROL POINT
□. ....	FOUND PERMANENT REFERENCE MONUMENT
■. ....	SET 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 7768"

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEFINITION 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 (E.G. UTILITY EASEMENT) ARE ASSUMED TO BE THE SAME DIMENSION EXTENDED TO THE NEAREST HUNDREDTH OF A FOOT WITH NO GREATER OR LESSER VALUE (E.G. 5'-5.00" OR 7.2' = 7.50')

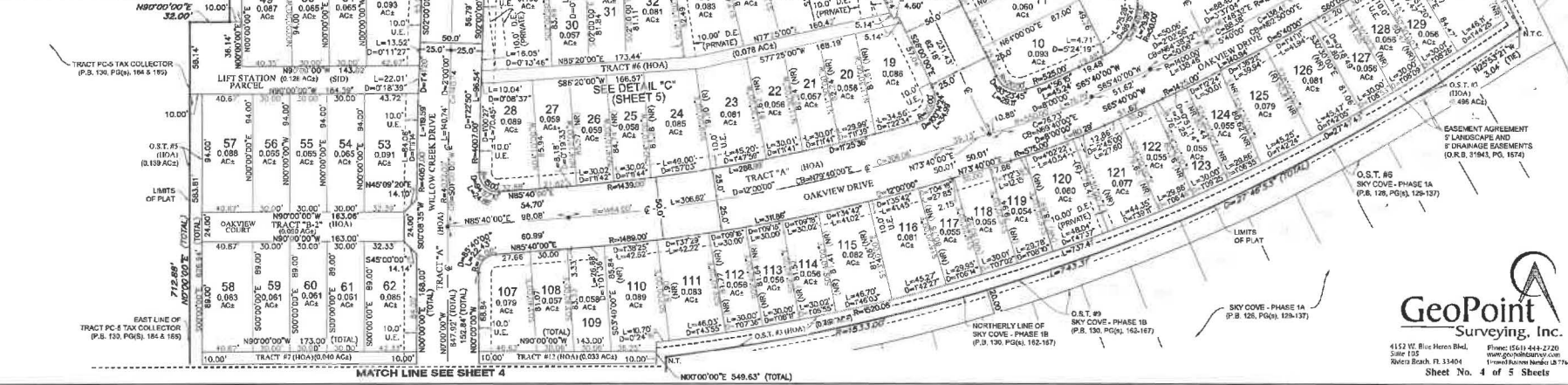
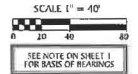
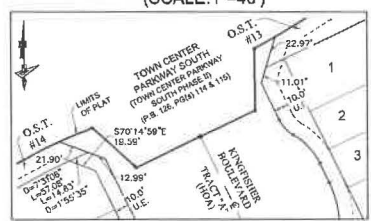
**GeoPoint**  
Surveying, Inc.

4152 W. Blue Heron Blvd. Phone: (561) 444-2720  
Suite 105 www.geopointsurvey.com  
Keller Beach, FL 33404 Licensed Professional Surveyor  
Sheet No. 3 of 5 Sheets

# CROSSINGS OF WESTLAKE

BEING A REPEAT OF A PORTION OF OPEN SPACE TRACT #1 AND A PORTION OF OPEN SPACE TRACT #2, TOWN CENTER PARKWAY SOUTH - PHASE II, PLAT BOOK 126, PAGES 114 AND 115, AND A PORTION OF OPEN SPACE TRACT #1, ILEX WAY - PHASE I, PLAT BOOK 126, PAGES 116 AND 117, AND A PORTION OF OPEN SPACE TRACT #2, PERSIMMON BOULEVARD EAST - PLAT 2, PLAT BOOK 128, PAGES 16 THROUGH 19, INCLUSIVE, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH A PORTION OF SECTION 1, 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
  - PG./PG(S) .... PAGE(S)
  - NAD .... NORTH AMERICAN DATUM
  - O.S.T. .... OPEN SPACE TRACT
  - P.B.C. .... PALM BEACH COUNTY
  - U.E. .... UTILITY EASEMENT
  - D.E. .... DRAINAGE EASEMENT
  - L.M.A.E. .... LAKE MAINTENANCE ACCESS EASEMENT
  - 1-43-40 .... SECTION-TOWNSHIP-RANGE
  - R .... RADIUS
  - L .... ARC LENGTH
  - Δ .... DELTA ANGLE
  - CB .... CHORD BEARING
  - C .... CHORD
  - N.T. .... NON-TANGENT
  - N.T.C. .... NON-TANGENT CURVATURE
  - P.C. .... POINT OF CURVATURE
  - P.T. .... POINT OF TANGENCY
  - R.C. .... POINT OF REVERSE CURVATURE
  - SID .... SEMI-CIRCLE IMPROVEMENT DISTRICT
  - R/W .... RIGHT-OF-WAY
  - CL .... CENTER LINE OF ROAD
  - (R) .... RADIAL
  - (NR) .... NON-RADIAL
  - HCA .... HOMEOWNERS ASSOCIATION
  - PRM .... PERMANENT REFERENCE MONUMENT
  - .... PERMANENT CONTROL POINT
  - .... FOUND PERMANENT REFERENCE MONUMENT
  - .... SET 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 7768"

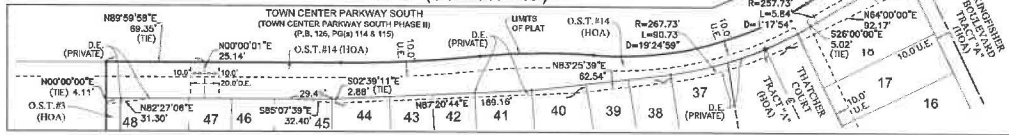


**GeoPoint**  
Surveying, Inc.  
4152 NE 81st Avenue, Suite 105  
Weston, FL 33414  
Phone: (561) 444-2720  
www.geopointsurvey.com  
11400 Bower Road, Suite 107  
Sheet No. 4 of 5 Sheets

# CROSSINGS OF WESTLAKE

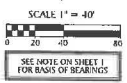
BEING A REPLAT OF A PORTION OF OPEN SPACE TRACT #1 AND A PORTION OF OPEN SPACE TRACT #2, TOWN CENTER PARKWAY SOUTH - PHASE II, PLAT BOOK 126, PAGES 114 AND 115, AND A PORTION OF OPEN SPACE TRACT #1, ILEX WAY - PHASE I, PLAT BOOK 126, PAGES 116 AND 117, AND A PORTION OF OPEN SPACE TRACT #2, PERSIMMON BOULEVARD EAST - PLAT 2, PLAT BOOK 128, PAGES 16 THROUGH 19, INCLUSIVE, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH A PORTION OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA,

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

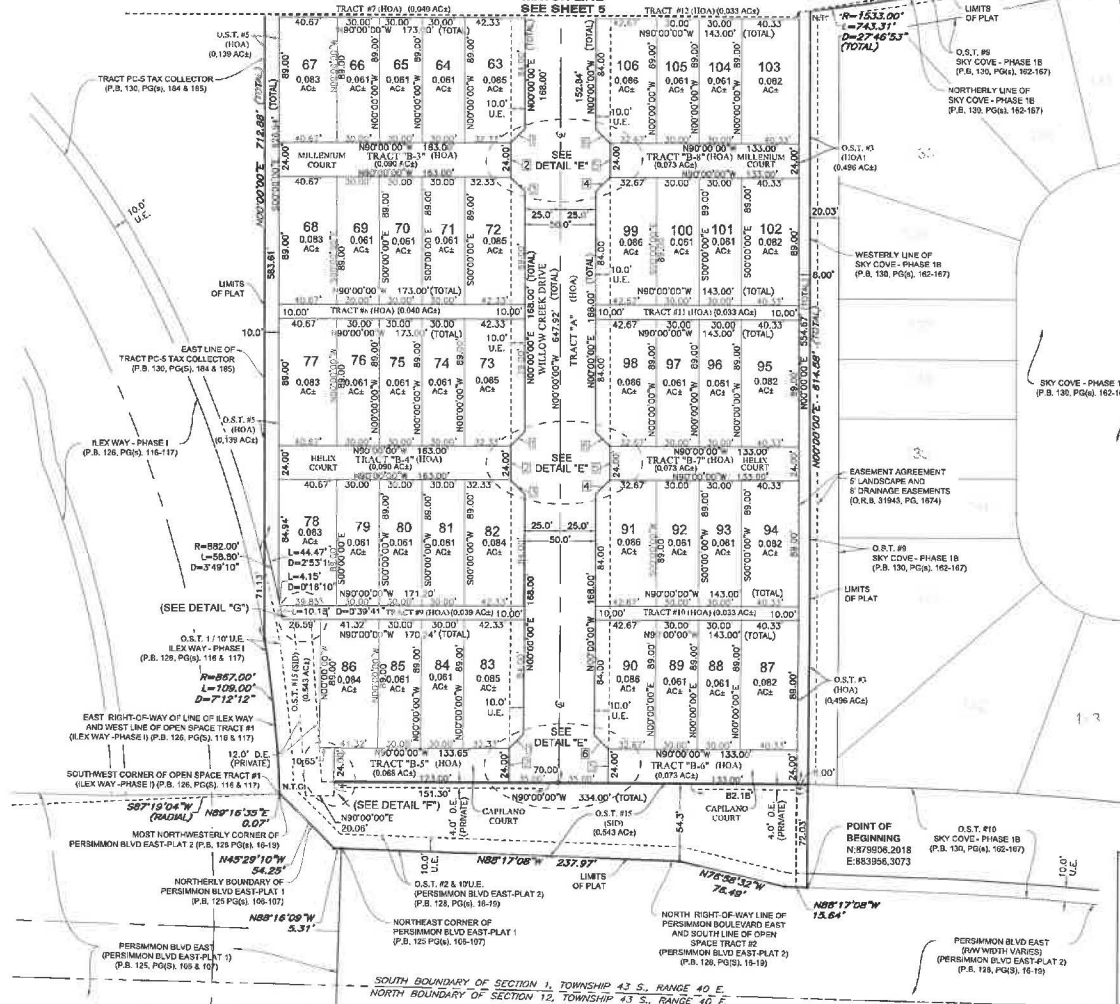


## LEGEND

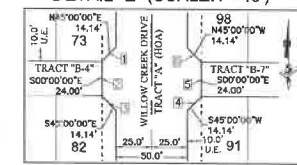
- P.O.B. .... POINT OF BEGINNING
- P.O.C. .... POINT OF COMMENCEMENT
- P.B. .... PLAT BOOK
- D.B. .... DEED BOOK
- PG./PG(s) .... PAGE(s)
- NAD .... NORTH AMERICAN DATUM
- O.S.T. .... OPEN SPACE TRACT
- P.B.C. .... PALM BEACH COUNTY
- U.E. .... UTILITY EASEMENT
- D.E. .... DRAINAGE EASEMENT
- L.M.A.C. .... LAKE MAINTENANCE ACCESS EASEMENT
- 1-43-40 .... SECTION-TOWNSHIP-RANGE
- R .... RADIUS
- L .... ARC LENGTH
- Δ .... DELTA ANGLE
- CB .... CHORD BEARING
- C .... CHORD
- N.T. .... NON-TANGENT
- N.T.C. .... NON-TANGENT CURVATURE
- P.C. .... POINT OF CURVATURE
- P.T. .... POINT OF TANGENCY
- R.C. .... POINT OF REVERSE CURVATURE
- S/D .... SEMI-CIRCLE IMPROVEMENT DISTRICT
- R/W .... RIGHT-OF-WAY
- CL ..... CENTER LINE OF ROAD
- (R) .... RADIAL
- (N/R) .... NON-RADIAL
- H.O.A. .... HOMEOWNERS ASSOCIATION
- PRM .... PERMANENT REFERENCE MONUMENT
- ..... PERMANENT CONTROL POINT
- ..... FOUND PERMANENT REFERENCE MONUMENT
- ..... SET 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 7768"



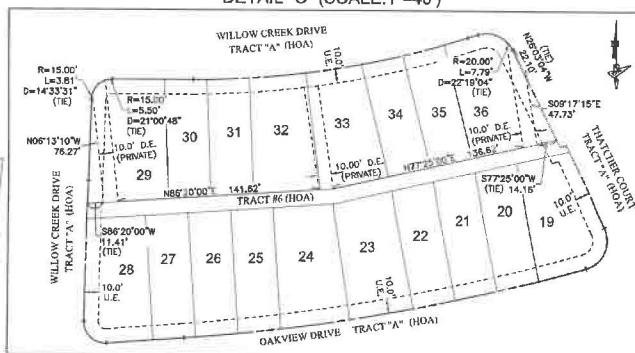
MATCH LINE SEE SHEET 5



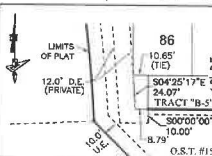
DETAIL "E" (SCALE:1"=40')



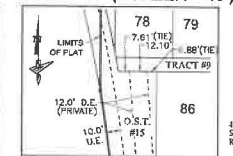
DETAIL "C" (SCALE:1"=40')



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



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



**GeoPoint**  
Surveying, Inc.

4152 W. Blue Heron Blvd. Phone: (561) 466-2720  
Suite 105 www.geo-point.com  
Riviera Beach, FL 33404 Email: sales@geo-point.com  
Sheet No. 5 of 5 Sheets





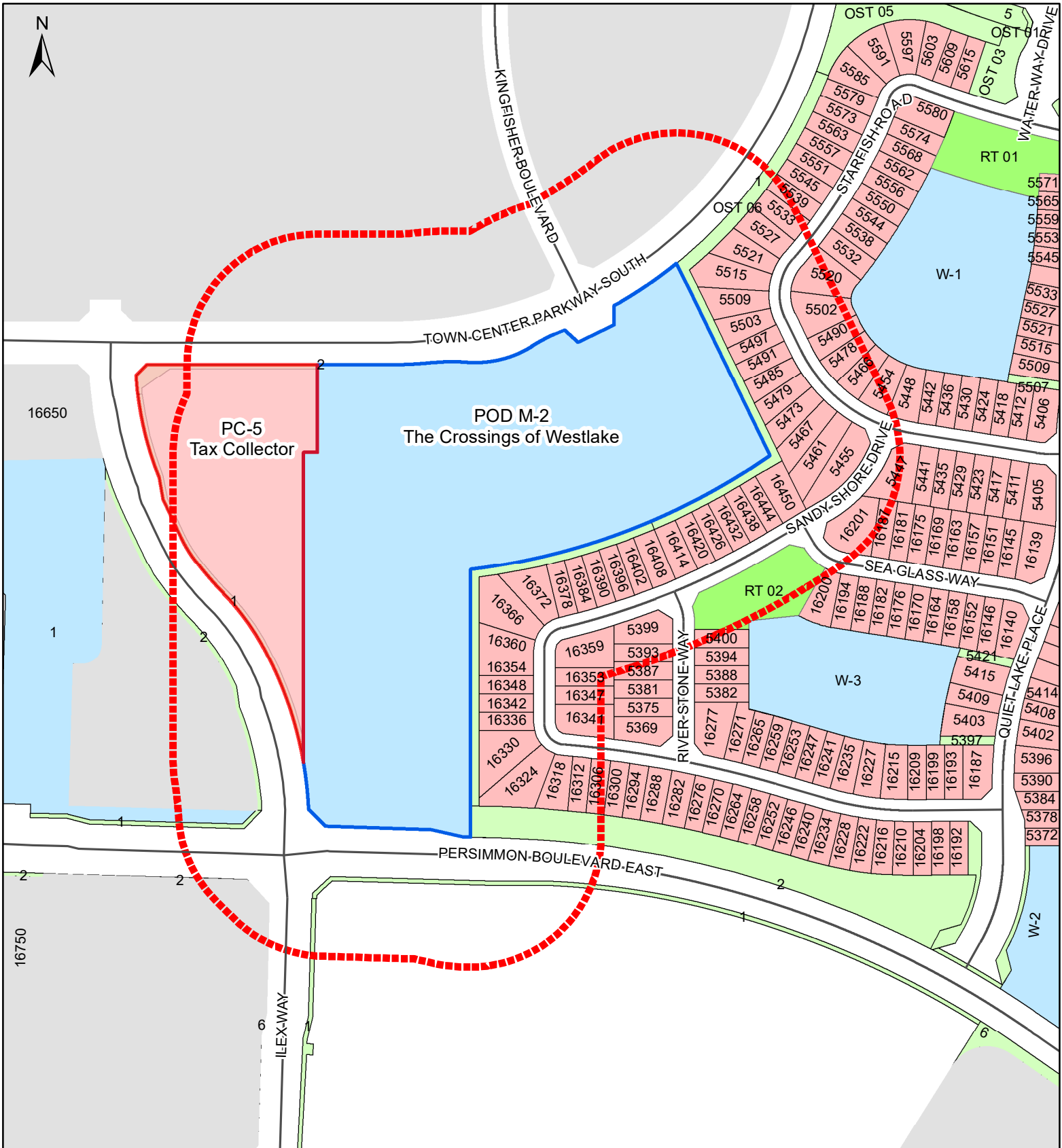


**Exhibit 'A'**  
**Legal Description**  
**Crossings of Westlake**










BEING IN PART A PORTION OF OPEN SPACE TRACT #1 AND A PORTION OF OPEN SPACE TRACT #2, TOWN CENTER PARKWAY SOUTH - PHASE II, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 126, PAGES 114 AND 115, AND OPEN SPACE TRACT # 1, ILEX WAY - PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 126, PAGES 116 AND 117, AND OPEN SPACE TRACT # 2, PERSIMMON BOULEVARD EAST - PLAT 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 128, PAGES 16 THROUGH 19, INCLUSIVE, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING A PORTION OF SECTION 1, 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.01°33'05"W. ALONG THE EAST BOUNDARY LINE OF SAID SECTION 1, A DISTANCE OF 4842.94 FEET TO THE NORTHEAST CORNER OF SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST; THENCE N.88°49'03"W., ALONG THE NORTH LINE OF SAID SECTION 12, A DISTANCE OF 2051.80 FEET; THENCE N.01°10'57"E., A DISTANCE OF 78.32 FEET TO A POINT ON THE SOUTH LINE OPEN SPACE TRACT # 2, AS SHOWN ON PERSIMMON BOULEVARD EAST - PLAT 2, RECORDED IN PLAT BOOK 128, PAGES 16 THROUGH 19, INCLUSIVE, OF SAID PUBLIC RECORDS AND THE POINT OF BEGINNING; THENCE N.88°17'08"W., ALONG SAID SOUTH LINE OF OPEN SPACE TRACT # 2, A DISTANCE OF 15.64 FEET; THENCE N.76°58'32"W., ALONG SAID SOUTH LINE OF OPEN SPACE TRACT #2, A DISTANCE OF 76.49 FEET; THENCE N.88°17'08"W., ALONG SAID SOUTH LINE OF OPEN SPACE TRACT #2, A DISTANCE OF 237.97 FEET TO THE NORTHEAST CORNER OF PERSIMMON BOULEVARD EAST - PLAT 1, AS RECORDED IN PLAT BOOK 125, PAGES 106 AND 107, OF SAID PUBLIC RECORDS; THENCE N.88°16'09"W., ALONG THE NORTHERLY BOUNDARY OF SAID PERSIMMON BOULEVARD EAST - PLAT 1, A DISTANCE OF 5.31 FEET; THENCE N.45°29'10"W., ALONG SAID NORTHERLY BOUNDARY OF PERSIMMON BOULEVARD EAST - PLAT 1, A DISTANCE OF 54.25 FEET TO THE MOST NORTHWESTERLY CORNER OF PERSIMMON BOULEVARD EAST - PLAT 2, AS RECORDED IN PLAT BOOK 128, PAGES 16 THROUGH 19, INCLUSIVE, OF SAID PUBLIC RECORDS. THENCE N.89°16'35"E., A DISTANCE OF 0.07 FEET TO THE SOUTHWEST CORNER OF OPEN SPACE TRACT # 1, ILEX WAY - PHASE 1, AS RECORDED IN PLAT BOOK 126, PAGES 116 AND 117, OF SAID PUBLIC RECORDS, AND ALSO BEING A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 867.00 FEET, AND A RADIAL BEARING OF S.87°19'04"W., AT SAID INTERSECTION; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE AND THE WEST LINE OF SAID OPEN SPACE TRACT #1, THROUGH A CENTRAL ANGLE OF 07°12'12", A DISTANCE OF 109.00 FEET TO A POINT ON THE EAST LINE OF TRACT PC-5 TAX COLLECTOR, AS RECORDED IN PLAT BOOK 130, PAGES 184 AND 185, OF SAID PUBLIC RECORDS; THENCE N.00°00'00"E., ALONG SAID EAST LINE OF TRACT PC-5 TAX COLLECTOR, A DISTANCE OF 712.88 FEET; THENCE N.90°00'00"E., ALONG SAID EAST LINE OF TRACT PC-5 TAX COLLECTOR, A DISTANCE OF 32.00 FEET; THENCE N.00°00'00"E., ALONG SAID EAST LINE OF TRACT PC-5 TAX COLLECTOR, A DISTANCE OF 202.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF TOWN CENTER PARKWAY SOUTH AND NORTHERLY LINE OF OPEN SPACE TRACT # 2, TOWN CENTER PARKWAY SOUTH - PHASE II, AS RECORDED IN PLAT BOOK 126, PAGES 114 AND 115, OF SAID PUBLIC RECORDS; THENCE BY SAID SOUTHERLY RIGHT-OF-WAY LINE OF TOWN CENTER PARKWAY SOUTH AND NORTHERLY LINE OF OPEN SPACE TRACT # 2 FOR THE FOLLOWING SEVEN (7) COURSES: 1) N.90°00'00"E., A DISTANCE OF 165.44 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE

TO THE NORTHEAST, WITH A RADIUS OF 920.03 FEET; 2) THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°05'40", A DISTANCE OF 97.86 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, WITH A RADIUS OF 450.00 FEET; 3) THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°15'07", A DISTANCE OF 80.52 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 247.73 FEET; 4) THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 36°12'01", A DISTANCE OF 156.52 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, WITH A RADIUS OF 450.00 FEET; 5) THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°40'17", A DISTANCE OF 83.81 FEET TO A POINT OF NON-TANGENT INTERSECTION; 6) THENCE S.47°48'04"E., A DISTANCE OF 39.71 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 5.00 FEET; 7) THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°54'56", A DISTANCE OF 1.91 FEET TO A POINT OF NON-TANGENT INTERSECTION AND A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF TOWN CENTER PARKWAY SOUTH; THENCE N.64°13'14"E., ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF TOWN CENTER PARKWAY SOUTH, A DISTANCE OF 92.97 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF OPEN SPACE TRACT # 1, TOWN CENTER PARKWAY SOUTH - PHASE II, AS RECORDED IN PLAT BOOK 126, PAGES 114 AND 115, OF SAID PUBLIC RECORDS; THENCE N.00°18'17"W., ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF TOWN CENTER PARKWAY SOUTH AND THE THE NORTHWESTERLY RIGHT-OF-WAY LINE OF OPEN SPACE TRACT # 1, TOWN CENTER PARKWAY SOUTH-PHASE II, AS RECORDED IN PLAT BOOK 126, PAGES 114 AND 115, OF SAID PUBLIC RECORDS, A DISTANCE OF 43.50 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 1050.00 FEET, AND A RADIAL BEARING OF N.29°27'58"W., AT SAID INTERSECTION; THENCE NORTHEASTERLY, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF TOWN CENTER PARKWAY SOUTH AND THE NORTHWESTERLY RIGHT-OF-WAY LINE OF OPEN SPACE TRACT # 1, AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°27'02", A DISTANCE OF 173.19 FEET TO THE SOUTHERLY MOST NORTHWEST CORNER OF SKY COVE - PHASE 1A, AS RECORDED IN PLAT BOOK 128, PAGES 129 THROUGH 137, INCLUSIVE, OF SAID PUBLIC RECORDS; THENCE S.25°53'21"E., ALONG SAID WESTERLY BOUNDARY OF SKY COVE - PHASE 1A, A DISTANCE OF 491.64 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 1533.00 FEET, AND A RADIAL BEARING OF N.34°46'15"W., AT SAID INTERSECTION; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE AND SAID NORTHERLY BOUNDARY OF SKY COVE - PHASE 1A AND SKY COVE - PHASE 1B, AS RECORDED IN PLAT BOOK 130, PAGES 162 THROUGH 167, OF SAID PUBLIC RECORDS, THROUGH A CENTRAL ANGLE OF 27°46'53", A DISTANCE OF 743.31 FEET TO A POINT OF NON-TANGENT INTERSECTION; THENCE S.00°00'00E., ALONG THE WESTERLY LINE OF SAID SKY COVE - PHASE 1B, A DISTANCE OF 614.58 FEET TO THE POINT OF BEGINNING.

CONTAINING: 702,056 SQUARE FEET OR 16.117 ACRES, MORE OR LESS.



**Legend**

-  Streets
-  300 Foot Buffer from The Crossings
-  35 - Tract PC-5 Tax Collector
-  48 - Crossings of Westlake
-  Open Space Tract
-  Recreation Tract
-  Other/Private
-  Residential
-  Water Management Tract

## Variance Notice M-2 The Crossings of Westlake

1 inch = 300 feet  
When printed on 8.5" x 11'



**File Attachments for Item:**

A. Fee increase for Inframark contract.

**Submitted By:** Administration



# Meeting Agenda Item Coversheet

<b>MEETING DATE:</b>		May 10, 2021	<b>Submitted By:</b> Administration	
<b>SUBJECT:</b> <i>This will be the name of the Item as it will appear on the Agenda</i>		Fee increase for Inframark contract.		
<b>STAFF RECOMMENDATION:</b> (MOTION READY)		<b>Motion to approve an increase in the inframark contract in the amount of \$93,500 annually to accommodate additional dedicated operational personnel for the City of Westlake.</b>		
<b>SUMMARY and/or JUSTIFICATION:</b>		Pursuant to budget discussions last year and the potential need for additional personnel due to the growth of the City and demand on the prior staffing levels it is currently necessary to add a dedicated FTE to the Westlake contract with Inframark. There are sufficient funds left in the 2021 budget to cover for the remainder of this fiscal year and will be accommodated for in the upcoming budget for 2022.		
<b>SELECT, if applicable</b>		<b>AGREEMENT:</b>		<b>BUDGET:</b>
		<b>STAFF REPORT:</b>		<b>PROCLAMATION:</b>
		<b>EXHIBIT(S):</b>		<b>OTHER:</b> x
<b>IDENTIFY EACH ATTACHMENT.</b> <i>For example, an agreement may have 2 exhibits, identify the agreement and Exhibit A and Exhibit B</i>		Memorandum of Understanding		
<b>SELECT, if applicable</b>		<b>RESOLUTION:</b>		<b>ORDINANCE:</b>
<b>IDENTIFY FULL RESOLUTION OR ORDINANCE TITLE</b> <i>(if Item is <b>not</b> a Resolution or Ordinance, please erase all default text from this field's textbox and leave blank)</i> <b><u>Please keep text indented.</u></b>				
<b>FISCAL IMPACT (if any):</b>		General Government line item		\$40,000.00

# MEMORANDUM OF UNDERSTANDING BETWEEN INFRAMARK LLC AND CITY OF WESTLAKE FOR ADDITIONAL PERSONNEL

The Memorandum of Understanding (hereafter referred to as MOU) is being entered into by and among Inframark LLC (herein after referred to as “Manager”) and the City of Westlake (herein after referred as “City”) (collectively, the parties) by mutual consent.

## STATEMENT OF FACTS

1. The Manager and CITY are currently in contract where the Manager provides management and administrative services via its personnel.
2. The compensation and service levels have been adjusted in the past my MOU as approved by the City Council in addition to the annual budget process outlined within the contract.
3. With the CITY’s increasing growth, the maintaining of appropriate service levels necessitate additional management personnel to be added at this time.
4. Manager shall provide an additional dedicated person to assist in the daily operational management of the City. The Operations Coordinator duties shall include but not be limited to the following: program management, contract administration, process control, documentation, and other specific duties as assigned by the Manager.
5. The compensation to the manager for the Operations Coordinator position shall be \$93,500 annually. Going forward this position shall be adjusted within the annual budget process. There are no additional ancillary fees for this position.
6. All other provisions of the general contract remain in force and are acknowledged by the parties.

Inframark LLC

By: \_\_\_\_\_

Chris Tarase, Vice President

City of Westlake

By: \_\_\_\_\_

Roger Manning, Mayor



**File Attachments for Item:**

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

**Submitted By:** Captain Craig Turner

For Informational Purposes Only

## District 18 City of Westlake Monthly Report: April 2021



Calls for Service	Monthly
Business/Residence Checks	2,152
Traffic Stops	79
Calls for Service (Excluding 1061's)	168
<b>All CAD Calls – Total*</b>	<b>2,320</b>

Traffic Summary	Monthly
Warnings (Written and Verbal)	75
Citations	23
<b>Total</b>	<b>98</b>

Data Source: Motorola Premier 1  
\*Omit Miscellaneous Calls

**Summary:** During the month of April, there were 2,320 generated calls within the district. 96% of these calls were self-initiated.

Crimes	Monthly
Homicide	0
Robbery	0
Sexual Assault	1
Shooting	0
Stabbing	0
Burglary- Business	0
Burglary- Construction	0
Burglary- Residential	0
Burglary- Vehicle	0
Larceny	0
Motor Vehicle Theft	0
Motor Vehicle Recovery	0
Vandalism	0
Fire	0
<b>Total</b>	<b>1</b>

**Sexual Assault:**

REPORT #	RECEIVED DATE/TIME	ADDRESS	BEAT	NOTATION
21057878	4/21/2021 20:36	Whippoorwill Cir	18- 11	Complainant stated that her 14 YO daughter had a sexual encounter with a 20 YO. <i>Case turned over to Sex Crimes Unit.</i>