

CITY OF WESTLAKE



AGENDA

City Council Regular Meeting

Tuesday, August 01, 2023, at 6:00 PM

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

CITY COUNCIL:

JohnPaul O'Connor, Mayor
Greg Langowski, Vice Mayor
Pilar Valle Ron, Council Member – Seat 1
Julian Martinez, Council Member – Seat 2
Charlotte Leonard, Council Member – Seat 3

CITY STAFF:

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

[TENTATIVE: SUBJECT TO REVISION]

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

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

Meeting ID: 2631 803 7831

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: 2631 803 7831

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

Procedures for Public Comment are also provided via the City website:
<https://www.westlakegov.com/cityclerk/page/covid-19-public-meetings>

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

ADDITIONS, DELETIONS OR MODIFICATIONS, AND APPROVAL OF AGENDA

PUBLIC COMMENTS AND REQUESTS

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

CONSENT AGENDA

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

- [A.](#) Minutes_City Council Regular Meeting - 07.11.2023 DRAFT
- [B.](#) Monthly Financial Report - June

PRESENTATIONS/PROCLAMATIONS

PUBLIC HEARING – QUASI JUDICIAL

- [A.](#) A Resolution for the Plat of Terraces of Westlake – Phase I
Submitted By: Engineering

RESOLUTION 2023-18

A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, APPROVING THE TERRACES OF WESTLAKE – PHASE I, BEING A REPLAT OF A PORTION OF TRACT “A”, WESTLAKE POD I AND POD J, PLAT BOOK 130, PAGES 153 AND 154, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA. PROVIDING FOR RECORDATION, PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

- [B.](#) A Resolution for the Plat of Pines of Westlake – Phase II
Submitted By: Engineering

RESOLUTION 2023-19

A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, APPROVING THE PINES OF WESTLAKE – PHASE II, A

SUBDIVISION IN SECTION 5, TOWNSHIP 43 SOUTH, RANGE 41 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF TRACT "V", PINES OF WESTLAKE – PHASE I, PLAT BOOK 136, PAGES 3 THROUGH 21, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. PROVIDING FOR RECORDATION, PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

NEW BUSINESS

- A.** Legal Services - Second Amendment to Professional Services Agreement

Submitted By: Administration

RESOLUTION NO. 2023-20

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, APPROVING AND AUTHORIZING THE PROPER CITY OFFICIAL TO EXECUTE THE SECOND AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT BETWEEN THE CITY OF WESTLAKE AND GOREN, CHEROF, DOODY & EZROL, P.A.; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

- B.** Town Center Parkway West Right-of Way Dedication for 60th Street to Minto PBLH, LLC

Submitted By: Administration

RESOLUTION NO. 2023 - 21

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, APPROVING AND AUTHORIZING THE MAYOR OR VICE MAYOR TO EXECUTE A QUITCLAIM DEED CONVEYING THAT CERTAIN REAL PROPERTY DESCRIBED ON EXHIBIT "A" TO MINTO PBLH, LLC A FLORIDA LIMITED LIABILITY COMPANY; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

CITY COUNCIL COMMENTS

- A. Councilwoman Charlotte Leonard
- B. Councilman Julian Martinez
- C. Councilwoman Pilar Valle Ron
- D. Vice Mayor Greg Langowski
- E. Mayor JohnPaul O'Connor

REPORT - STAFF

- A.** Palm Beach County Sheriff's Office - Monthly Report - June 2023

REPORT - CITY ATTORNEY

REPORT - CITY MANAGER

PUBLIC COMMENTS AND REQUESTS

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

ADJOURNMENT

Next Meeting (Subject to Change or be Cancelled):

September 5, 2023 - City Council Regular Meeting & First Budget Hearing

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: July 27, 2023

File Attachments for Item:

A. Minutes_City Council Regular Meeting - 07.11.2023 DRAFT

CITY OF WESTLAKE



MINUTES

City Council Regular Meeting

Tuesday, July 11, 2023 at 6:00 PM

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

CITY COUNCIL:

JohnPaul O'Connor, Mayor
Greg Langowski, Vice Mayor
Pilar Valle Ron, Council Member – Seat 1
Julian Martinez, Council Member – Seat 2
Charlotte Leonard, Council Member – Seat 3

CITY STAFF:

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

A regular meeting of the City Council of the City of Westlake was held on Tuesday, July 11, 2023, at 6:00 PM., at the Westlake Community Center, 4005 Seminole Pratt Whitney Road. Members of the public also participated in the meeting through electronic means and accessed as follows:

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

Meeting ID: 2632 888 9851

Password: hello

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

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

Meeting ID: 2632 888 9851

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

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

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

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

CALL TO ORDER

Mayor O'Connor called the City of Westlake Regular City Council meeting of Tuesday July 11, 2023, to order at 6:01 PM.

ROLL CALL

Present and constituting a quorum:

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

Also present:

Kenneth Cassel, City Manager
Donald J. Doody, Esq., City Attorney
Zoie Burgess, City Clerk

PLEDGE OF ALLEGIANCE

Mayor O'Connor led the Pledge of Allegiance.

ADDITIONS, DELETIONS OR MODIFICATIONS, AND APPROVAL OF AGENDA

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

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

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

UPON ROLL CALL:

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

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

PUBLIC COMMENTS AND REQUESTS

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

Mayor O'Connor called for public comments.

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

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 Council Member, requests such, in which event, the item will be removed from the Consent Agenda and considered on a future agenda.

- A. Monthly Financial Report - May
- B. Minutes_City Council Regular Meeting - 06.06.2023 DRAFT

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

Motion by Vice Mayor Langowski to approve the Consent Agenda, seconded by Councilwoman Leonard.

UPON ROLL CALL:

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

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

PRESENTATIONS/PROCLAMATIONS

- A. Palm Beach County Commission on Ethics Annual Overview

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

Mayor O'Connor identified the Palm Beach County Commission on Ethics Annual Overview presented by Intake and Compliance Manager, Gina Levesque.

Ms. Levesque gave an annual overview on the Palm Beach County Commission on Ethics.

Mayor O'Connor moved to the next item that followed.

- B. Proclamation 2023-05 - Habitat for Humanity

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

Next item followed.

NEW BUSINESS

- A. Fourth Addendum to the Law Enforcement Service Agreement - Adding a Deputy

Submitted By: Administration

RESOLUTION NO. 2023-16

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, APPROVING AND AUTHORIZING THE MAYOR OR VICE MAYOR TO EXECUTE THE FOURTH ADDENDUM TO THE LAW ENFORCEMENT SERVICE AGREEMENT BETWEEN THE CITY OF WESTLAKE AND THE SHERIFF OF PALM BEACH COUNTY, FLORIDA; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Mayor O'Connor introduced item.

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

Mayor O'Connor called for any staff or council comments. Mr. Cassel discussed the Fourth Addendum to the Law Enforcement Service Agreement that adds an additional Deputy to patrol the city. This will provide the City with two officers on duty at all times.

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

Motion by Vice Mayor Langowski to approve Resolution 2023-16, seconded by Councilman Martinez.

UPON ROLL CALL:

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

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

- B. Fifth Addendum to the Law Enforcement Service Agreement - Fiscal Year 2024 Cost

Submitted By: Administration

RESOLUTION NO. 2023-17

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, APPROVING AND AUTHORIZING THE MAYOR OR VICE MAYOR TO EXECUTE THE FIFTH ADDENDUM TO THE LAW ENFORCEMENT SERVICE AGREEMENT BETWEEN THE CITY OF WESTLAKE AND THE SHERIFF OF PALM BEACH COUNTY, FLORIDA; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Mayor O'Connor introduced item.

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

Mayor O'Connor called for any staff or council comments. Mr. Cassel explained a fifth addendum was needed to authorize the Mayor or Vice Mayor to execute the Service Agreement that adds the additional Deputy to patrol the City.

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

Motion by Councilwoman Valle Ron to approve Resolution 2023-17, seconded by Councilman Martinez.

UPON ROLL CALL:

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

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

- C. Proposed Millage Rate for the Fiscal Year 2024 Ad Valorem Tax and a Date, Time and Place for the First Public Budget Hearing

Submitted By: Finance

RESOLUTION 2023-15

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, ADOPTING A PROPOSED MILLAGE RATE FOR THE CITY'S GENERAL OPERATING FUND FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023 AND ENDING SEPTEMBER 20, 2024; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Mayor O'Connor introduced item.

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

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

Mr. Cassel discussed the proposed millage rate. Mayor O'Connor expressed his concerns of wanting to have a workshop before the first budget hearing was held. Mayor O'Connor stated he would prefer to have multiple budget workshops before a budget hearing to help discuss all items in detail.

Council and City Manager discussed the proposed rate and council's desire to keep it the same.

Council agreed to cancel the budget workshop scheduled for July 25th, and rescheduled for August 1, 2023 at 4:30 PM.

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

Motion by Councilman Martinez to approve Resolution 2023-15 to set the millage rate at 5.1 mills and setting the first public hearing for September 5, 2023 at 6:00PM, seconded by Councilwoman Valle Ron.

UPON ROLL CALL:

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

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

CITY COUNCIL COMMENTS

A. Councilwoman Charlotte Leonard – Ms. Leonard commented on the FourthFest, she thanked the planning committee and all they did to bring the event to the city.

B. Councilman Julian Martinez – Mr. Martinez thanked the staff for the FourthFest event.

C. Councilwoman Pilar Valle Ron – Ms. Valle Ron stated she did not attend the Fourth of July event but heard great things from residents and the surrounding areas.

D. Vice Mayor Greg Langowski – Vice Mayor O'Connor discussed a few proclamations he wanted to present. Vice Mayor Langowski requested council to present a proclamation for Patriots Day to celebrate the 22nd anniversary of 9/11, council consensus. Vice Mayor Langowski requested to present a proclamation for Constitution Week which takes place this year starting September 17 through September 23, dedicating, and honoring the constitution of the United States, council consensus. Vice Mayor Langowski requested a proclamation that would be in conjunction with the Florida League of Cities to recognize government week to take place October 16 through October 22, council consensus. Lastly, Vice Mayor Langowski requested a proclamation for Veterans Day for November 11, council also consensus.

E. Mayor JohnPaul O'Connor – Mayor O'Connor discussed FourthFest and stated it was a success. Mayor O'Connor also thanked staff. Council discussed the success of FourthFest and behind the scenes staff that made everything come together.

REPORT - STAFF

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

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

District Chief Vomero addressed a resident's concern regarding an extended delayed response that was brought up at the last council meeting. Ms. Vomero confirmed the delay was significant due to the rescue crew responding to the wrong gate without a knox key. Ms. Vomero discussed updates that have been made to reduce the response times and confirmed all gates were tested for click to enter.

Palm Beach County Fire Rescue District Chief, Amanda Vomero, discussed the call volume and response times for the month of June.

Mayor O'Connor called for Lieutenant. Lieutenant Demarzo stated FourthFest was a success, and no incidents were reported. Lieutenant Demarzo discussed the monthly report.

Council discussed the use of click to enter with Palm Beach Sheriff's Office.

REPORT - CITY ATTORNEY

Mayor O'Connor called for City Attorney, Donald Doody.

Mr. Doody discussed the memorandum he issued regarding the golf cart ordinance and the need to revise. Mr. Doody also stated a discussion was had with Councilwoman Leonard and the Education and Youth Advisory Board. Mr. Doody discussed his concerns for the board not being able to meet quarterly as stated per the ordinance as they have no basis to have a meeting.

Council discussed their concerns for the Education and Youth Advisory Board and the ordinance.

Mayor O'Connor asked if Ms. Anita Kaplan, who was in the audience, would come to the stand and help discuss the concerns regarding the Education and Youth Advisory Board.

Anita Kaplan – 5459 Santa Rosa Lane – Ms. Kaplan stated she believes a lot can be done with the Board but no meetings are being held. Council discussed the board and alternatives that can be made to help facilitate the members to help further education in the community. Mr. Doody stated his legal concerns regarding a city board committee operating outside of the municipal boundaries. Council discussed the schools in the city boundaries and schools the board would like to help.

Councilwoman Leonard asked if the ordinance can be reviewed, and this item be brought back to council.

Mayor O'Connor asked for the Education and Youth Advisory Board to be dissolved and encouraged Ms. Kaplan to form a volunteer Ad Hoc organization to do some good for education in the western communities.

REPORT - CITY MANAGER

Mr. Cassel stated he would like to shorten the FourthFest event time to have it start at 5:00 PM. Council discussed changing the timeframe of the event. Mr. Cassel also discussed the event expenses and the collection of sponsorship monies. Mayor O'Connor asked if the city could hire a company that deals with collecting money that specializes in municipal sponsorships. Mr. Cassel stated the budget includes adding an event coordinator to help plan future city events.

Mr. Cassel also discussed Mr. Doody's hourly rate and stated the rate was reviewed for other attorneys and he has advised them to raise Mr. Doody's rate to \$300 an hour as the current rate is \$250 hour.

Councilmember Martinez asked Mr. Cassel how the HAPPY program was going. Mr. Cassel stated the HAPPY program is being reviewed for modifications. Council discussed the HAPPY program and how to use the funds and requirements.

Ms. Burgess asked council for clarification on the action taken for the Education and Youth Advisory Board. Mr. Doody stated no action was taken at this time regarding the education board but he received a consensus from council of where to go and the item will be brought back to council at a future date.

Ms. Burgess asked for confirmation on the October meeting date for the HAPPY workshop. Council verified it will be held same day as the October council meeting earlier in the day at 5:00 PM.

PUBLIC COMMENTS AND REQUESTS

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Mayor O'Connor called for public comments.

Ms. Burgess noted a comment card was received prior to the meeting.

Jackie Campbell – 15938 Key Biscayne Lane – Ms. Campbell asked Lieutenant Demarzo from the Palm Beach Sheriff's Office if the gate behind the Cresswind Community could be monitored as the gate is currently open and accessible to the public. Lieutenant Demarzo stated the area is being patrolled and stated he will make sure to add an extra patrol in the area to prevent trespassers. Lieutenant Demarzo also stated maybe Cresswind could add some cones to block off the area until the gate is closed and up and running. Ms. Campbell asked council if there is anything in place or being worked on for transportation. Mayor O'Connor stated per Palm Tran there are currently no plans to provide public transportation in this region. Mayor O'Connor stated, adding the transportation services in the City would cost the city a large amount of funding. Mayor O'Connor advised Ms. Campbell to try and contact transportation on-demand anytime she needs assistance and to attend county and commission meetings so they can see there are interested parties in the area for these services. Council continued to discuss Ms. Campbell's concern regarding transportation.

Gary Werner – 16005 Key Biscayne Lane – Mr. Werner congratulated the success of FourthFest. Mr. Werner also wanted to congratulate the implementation of the Citizens Observers Patrol program and their current 15 volunteers. Mr. Werner stated they are in place to observe and call in any suspicious activities.

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

There being no further comments, next item followed.

Councilman Martinez asked if Cresswind had a back gate. Council clarified there is a back gate at the moment, but it is not functional.

ADJOURNMENT

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

Zoie P. Burgess, City Clerk

JohnPaul O'Connor, Mayor

File Attachments for Item:

B. Monthly Financial Report - June



MEMORANDUM

TO: Members of the City Council, City of Westlake
FROM: Steven Fowler, Accountant; Andre McAden, Director of Accounting
CC: Ken Cassel, City Manager
DATE: July 13, 2023
SUBJECT: June Financial Report

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

General Fund

- Total Revenues through June were approximately 88% of the annual budget. Collections of the FY2023 Ad Valorem Tax and Special Assessments were approximately 98% and 99%, respectively. 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 and Contingency through June were approximately 66% of the annual budget.

Special Revenue Fund – Housing Assistance Program

- Total Revenues through June were approximately 233% of the annual budget, which was a result of a higher than anticipated rate of construction and donations on commercial permits. A donation of \$1,500 per Single Family Residence building permit is paid into the Housing Assistance Program.

Special Revenue Fund – Comprehensive Planning Services

- Total Revenues through June were approximately 52% of the annual budget.
- Total Expenditures through June were approximately 83% of the annual budget.

City of Westlake

Financial Report

June 30, 2023



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City of Westlake

Financial Statements

June 30, 2023

Balance Sheet
June 30, 2023

ACCOUNT DESCRIPTION	GENERAL FUND	SPECIAL REVENUE FUND - HOUSING ASSISTANCE PROGRAM	SPECIAL REVENUE FUND - COMPREHENSIVE PLANNING SVCS	TOTAL
ASSETS				
Current Assets				
Cash - Checking Account	\$ 4,144,242	\$ -	\$ -	\$ 4,144,242
Assessments Receivable	42,553	-	-	42,553
Due From Other Funds	-	-	1,187,847	1,187,847
Investments:				
Money Market Account	1,096,457	619,650	-	1,716,107
Treasury Bills (3 months)	-	2,360,000	-	2,360,000
Treasury Bills (6 months)	-	590,000	-	590,000
Deposits	666	-	-	666
Total Current Assets	5,283,918	3,569,650	1,187,847	10,041,415
Noncurrent Assets				
Mortgages Receivable	-	656,297	-	656,297
Total Noncurrent Assets	-	656,297	-	656,297
TOTAL ASSETS	\$ 5,283,918	\$ 4,225,947	\$ 1,187,847	\$ 10,697,712

LIABILITIES

Current Liabilities

Accounts Payable	\$ 181,968	\$ -	\$ 14,164	\$ 196,132
Accrued Expenses	76,400	-	218,400	294,800
DBPR surcharge	6,279	-	-	6,279
DCA surcharge	9,243	-	-	9,243
Impact Fees	424,073	-	-	424,073
Unearned Revenue	315,006	-	-	315,006
Due To Other Districts	5,121	-	-	5,121
Deferred Revenue-Developer Submittals (Minto)	-	-	81,209	81,209
Due To Other Funds	1,187,847	-	-	1,187,847
Total Current Liabilities	2,205,937	-	313,773	2,519,710

Balance Sheet
June 30, 2023

<u>ACCOUNT DESCRIPTION</u>	<u>GENERAL FUND</u>	<u>SPECIAL REVENUE FUND - HOUSING ASSISTANCE PROGRAM</u>	<u>SPECIAL REVENUE FUND - COMPREHENSIVE PLANNING SVCS</u>	<u>TOTAL</u>
Long-Term Liabilities				
Deferred Inflow of Resources	42,553	-	-	42,553
Total Long-Term Liabilities	42,553	-	-	42,553
TOTAL LIABILITIES	2,248,490	-	313,773	2,562,263
FUND BALANCES				
Nonspendable:				
Deposits	666	-	-	666
Restricted for:				
Special Revenue	-	4,225,947	874,074	5,100,021
Unassigned:	3,034,762	-	-	3,034,762
TOTAL FUND BALANCES	\$ 3,035,428	\$ 4,225,947	\$ 874,074	\$ 8,135,449
TOTAL LIABILITIES & FUND BALANCES	\$ 5,283,918	\$ 4,225,947	\$ 1,187,847	\$ 10,697,712

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES				
Interest - Investments	\$ -	\$ -	\$ 37,584	\$ 37,584
Ad Valorem Taxes	3,126,601	3,126,601	3,059,829	(66,772)
Ad Valorem Taxes - Prior Years	-	-	1,308	1,308
Ad Valorem Taxes - Discounts	(125,064)	(125,064)	(119,809)	5,255
FPL Franchise	119,700	89,775	227,180	137,405
Gas	-	-	14,666	14,666
Solid Waste	15,200	11,400	13,893	2,493
Electricity	116,000	87,000	234,189	147,189
Water	58,700	44,025	47,426	3,401
Gas	75,200	56,400	56,869	469
Communication Services Taxes	53,200	39,900	86,605	46,705
Occupational Licenses	6,100	4,575	22,840	18,265
Building Permits - Admin Fee	77,100	57,825	71,592	13,767
General Government	-	-	1,132	1,132
State Revenue Sharing Proceeds	24,200	18,150	16,941	(1,209)
Alcoholic Beverage License	1,900	1,425	649	(776)
Shared Rev - Other Local Units	1,000	750	-	(750)
Administrative Fees	13,000	9,750	-	(9,750)
Other Public Safety Chrgs/Fees	2,400	1,800	6,375	4,575
Garbage/Solid Waste Revenue	250,600	187,950	143,510	(44,440)
Other Operating Revenues	5,400	4,050	11,570	7,520
Special Events	-	-	12,900	12,900
Event Sponsors	-	-	48,400	48,400
Judgements and Fines	-	-	1,309	1,309
Interest - Tax Collector	-	-	2,329	2,329
Special Assmnts- Tax Collector	358,326	358,326	354,251	(4,075)
Special Assmnts- Delinquent	-	-	281	281
Special Assmnts- Discounts	(14,300)	(14,300)	(13,026)	1,274
Developer Contribution	776,737	388,369	-	(388,369)
Lien Search Fee	1,300	975	9,880	8,905
TOTAL REVENUES	4,943,300	4,349,682	4,350,673	991

EXPENDITURES

Legislative

Mayor/Council Stipend	60,000	45,000	45,000	-
FICA Taxes	4,600	3,443	3,443	-
ProfServ-Legislative Expense	24,000	18,000	-	18,000
Telephone, Cable & Internet Service	1,900	1,425	2,734	(1,309)
Public Officials Insurance	3,800	3,800	3,500	300
Misc-Event Expense	193,300	30,000	208,499	(178,499)
Council Expenses	30,000	22,500	26,637	(4,137)
Dues, Licenses, Subscriptions	3,000	3,000	1,273	1,727
Total Legislative	320,600	127,168	291,086	(163,918)

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>City Manager</u>				
Contracts-City Manager	213,600	160,200	160,200	-
Office Supplies	14,900	11,175	10,822	353
Dues, Licenses, Subscriptions	2,700	1,667	1,721	(54)
Total City Manager	231,200	173,042	172,743	299
<u>City Clerk</u>				
ProfServ-Web Site Maintenance	8,200	6,150	4,950	1,200
Contracts-City Clerk	212,200	159,150	159,150	-
Postage and Freight	1,500	1,125	645	480
Printing	14,800	11,100	21	11,079
Legal Advertising	31,200	23,400	10,495	12,905
Miscellaneous Services	1,300	975	100	875
Office Supplies	1,100	825	1,890	(1,065)
Dues, Licenses, Subscriptions	15,500	12,419	18,369	(5,950)
Total City Clerk	285,800	215,144	195,620	19,524
<u>Finance</u>				
Auditing Services	5,300	5,300	-	5,300
Contracts-Finance	83,100	62,325	62,325	-
Total Finance	88,400	67,625	62,325	5,300
<u>Legal Counsel</u>				
ProfServ-Legal Services	85,400	64,050	43,176	20,874
Total Legal Counsel	85,400	64,050	43,176	20,874
<u>Other Administrative Services</u>				
ProfServ-Info Technology	202,000	151,500	63,421	88,079
Contracts-Admin. Service	280,900	210,675	208,706	1,969
Misc-Public Relations	60,000	45,000	-	45,000
Misc-Assessment Collection Cost	3,600	3,600	3,164	436
General Government	90,000	67,500	77	67,423
Total Other Administrative Services	636,500	478,275	275,368	202,907
<u>Facility Services</u>				
Telephone, Cable & Internet Service	15,900	11,925	11,753	172
Lease - Copier	32,600	24,450	5,591	18,859
Lease - Building	86,700	65,025	-	65,025
Insurance (Liab,Auto,Property)	6,900	6,900	6,781	119
Miscellaneous Services	1,700	1,275	947	328
Cleaning Services	24,200	18,150	18,995	(845)
Principal-Capital Lease	9,500	7,004	14,576	(7,572)
Interest-Capital Lease	700	621	4,121	(3,500)
Total Facility Services	178,200	135,350	62,764	72,586

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2023

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>
<u>Community Services</u>				
Contracts-Solid Waste	578,500	433,875	577,633	(143,758)
Contracts-Sheriff	954,900	705,972	624,471	81,501
Electricity	134,800	101,100	93,666	7,434
R&M-Community Maintenance	28,300	21,225	21,225	-
Operating Supplies	30,800	23,100	57,280	(34,180)
Roadway Services	22,400	16,800	16,549	251
Total Community Services	1,749,700	1,302,072	1,390,824	(88,752)
<u>Capital Expenditures & Projects</u>				
Capital Improvements	50,000	50,000	-	50,000
Total Capital Expenditures & Projects	50,000	50,000	-	50,000
<u>Reserves</u>				
Misc-Contingency	178,800	134,100	12,756	121,344
1st Quarter Operating Reserves	938,700	704,025	-	704,025
Reserve - Buildings	200,000	150,000	-	150,000
Total Reserves	1,317,500	988,125	12,756	975,369
TOTAL EXPENDITURES & RESERVES	4,943,300	3,600,851	2,506,662	1,094,189
Excess (deficiency) of revenues				
Over (under) expenditures	-	748,831	1,844,011	1,095,180
Net change in fund balance	\$ -	\$ 748,831	\$ 1,844,011	\$ 1,095,180
FUND BALANCE, BEGINNING (OCT 1, 2022)	1,191,417	1,191,417	1,191,417	
FUND BALANCE, ENDING	\$ 1,191,417	\$ 1,940,248	\$ 3,035,428	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2023

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>
<u>REVENUES</u>				
Interest - Investments	\$ 4,800	\$ 3,600	\$ 89,287	\$ 85,687
Donations	300,000	225,000	620,160	395,160
TOTAL REVENUES	304,800	228,600	709,447	480,847
<u>EXPENDITURES</u>				
<u>Public Assistance</u>				
Misc-Admin Fee (%)	21,000	15,750	6,971	8,779
Assistance Program	283,800	212,850	-	212,850
Total Public Assistance	304,800	228,600	6,971	221,629
TOTAL EXPENDITURES	304,800	228,600	6,971	221,629
Excess (deficiency) of revenues Over (under) expenditures	-	-	702,476	702,476
Net change in fund balance	\$ -	\$ -	\$ 702,476	\$ 702,476
FUND BALANCE, BEGINNING (OCT 1, 2022)	3,523,471	3,523,471	3,523,471	
FUND BALANCE, ENDING	\$ 3,523,471	\$ 3,523,471	\$ 4,225,947	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES				
Building Permits	\$ 1,820,900	\$ 1,365,675	\$ 817,785	\$ (547,890)
Reinspection Fees	-	-	4,800	4,800
Building Permits - Surcharge	16,700	12,525	6,752	(5,773)
Other Building Permit Fees	30,000	22,500	78,000	55,500
Building Permits - Admin Fee	109,100	81,825	101,306	19,481
Engineering Permits	374,600	280,950	328,588	47,638
Planning & Zoning Permits	299,600	224,700	39,623	(185,077)
Other Miscellaneous Revenues	-	-	1,000	1,000
TOTAL REVENUES	2,650,900	1,988,175	1,377,854	(610,321)
EXPENDITURES				
Comprehensive Planning				
ProfServ-Engineering	352,600	264,450	197,025	67,425
ProfServ-Info Technology	170,900	128,175	121,061	7,114
ProfServ-Legal Services	118,700	89,025	29,882	59,143
ProfServ-Planning/Zoning Board	299,600	224,700	233,041	(8,341)
ProfServ-Compliance Service	100,000	75,000	139,340	(64,340)
ProfServ-Consultants	22,000	16,500	-	16,500
ProfServ-Building Permits	1,395,700	1,046,775	1,373,352	(326,577)
Outside Legal Services	1,800	1,350	-	1,350
Telephone, Cable & Internet Service	4,700	3,525	3,751	(226)
Lease - Copier	5,800	4,350	4,171	179
Lease - Building	43,400	32,550	-	32,550
Printing	2,200	1,650	145	1,505
Miscellaneous Services	-	-	301	(301)
Misc-Admin Fee (%)	113,200	84,900	84,900	-
Office Supplies	4,500	3,375	263	3,112
Cleaning Services	15,800	11,850	12,025	(175)
Total Comprehensive Planning	2,650,900	1,988,175	2,199,257	(211,082)
TOTAL EXPENDITURES	2,650,900	1,988,175	2,199,257	(211,082)
Excess (deficiency) of revenues				
Over (under) expenditures	-	-	(821,403)	(821,403)
Net change in fund balance	\$ -	\$ -	\$ (821,403)	\$ (821,403)
FUND BALANCE, BEGINNING (OCT 1, 2022)	1,695,477	1,695,477	1,695,477	
FUND BALANCE, ENDING	\$ 1,695,477	\$ 1,695,477	\$ 874,074	

City of Westlake

Supporting Schedules

June 30, 2023

Cash and Investment Report

June 30, 2023

GENERAL FUND

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Yield</u>	<u>Balance</u>
Checking Account - Operating	BankUnited	Checking Account	n/a	\$4,144,242
Money Market	BankUnited	MMA	4.75%	\$1,096,457
		Subtotal		\$5,240,698

SPECIAL REVENUE FUND

Money Market	BankUnited	MMA	4.75%	\$557,048
Money Market	Valley Bank	Checking Account	4.75%	\$62,601
		Treasury Bills-3 mo		\$2,360,000
		Treasury Bills-6 mo		\$590,000
		Subtotal		\$3,569,650
		Total		\$8,810,348

File Attachments for Item:

A. A Resolution for the Plat of Terraces of Westlake – Phase I

Submitted By: Engineering

RESOLUTION 2023-18

A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, APPROVING THE TERRACES OF WESTLAKE – PHASE I, BEING A REPLAT OF A PORTION OF TRACT “A”, WESTLAKE POD I AND POD J, PLAT BOOK 130, PAGES 153 AND 154, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA. PROVIDING FOR RECORDATION, PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



Meeting Agenda Item Coversheet

MEETING DATE:		August 1, 2023	Submitted By: Engineering	
SUBJECT: <i>This will be the name of the Item as it will appear on the Agenda</i>		A Resolution for the Plat of Terraces of Westlake – Phase I		
STAFF RECOMMENDATION: (MOTION READY)		Motion to Approve		
SUMMARY and/or JUSTIFICATION:		The City of Westlake has the exclusive jurisdiction to approve the plat pursuant to Florida Statutes, §177.071. The application has been reviewed and approved by a Professional Surveyor and Mapper for the City of Westlake, and said Surveyor and Mapper has found the application to be consistent with the requirement under Florida Statutes, Chapter 177. The plat includes 23.159 acres of land. The plat has been reviewed and approved by the City Engineer, SID, and the City Attorney.		
SELECT, if applicable	AGREEMENT:		BUDGET:	
	STAFF REPORT:	X	PROCLAMATION:	
	EXHIBIT(S):	X	OTHER:	
IDENTIFY EACH ATTACHMENT. <i>For example, an agreement may have 2 exhibits, identify the agreement and Exhibit A and Exhibit B</i>	Agenda Item Cover Sheet Staff Report Resolution Legal Description Plat Boundary Survey Approval Letter(s)			
SELECT, if applicable	RESOLUTION:	X	ORDINANCE:	
IDENTIFY FULL RESOLUTION OR ORDINANCE TITLE <i>(if Item is <u>not</u> a Resolution or Ordinance, please erase all default text from this field's textbox and leave blank)</i>	A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, APPROVING THE TERRACES OF WESTLAKE – PHASE I, BEING A REPLAT OF A PORTION OF TRACT “A”, WESTLAKE POD I AND POD J, PLAT BOOK 130, PAGES 153 AND 154, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA. PROVIDING FOR RECORDATION, PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.			
FISCAL IMPACT (if any):				\$

RESOLUTION 2023-18

A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, APPROVING THE TERRACES OF WESTLAKE – PHASE I, BEING A REPLAT OF A PORTION OF TRACT “A”, WESTLAKE POD I AND POD J, PLAT BOOK 130, PAGES 153 AND 154, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA. PROVIDING FOR RECORDATION, PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Minto PBLH, LLC, a Florida Limited Liability Company, as the Owner has requested approval for the plat of the Terraces of Westlake – Phase I, being a replat of a portion of Tract “A”, Westlake Pod I and Pod J, Plat Book 130, pages 153 and 154, Public Records of Palm Beach County, Florida, lying in Section 12, Township 43 South, Range 40 East, City of Westlake, Palm Beach County, Florida, containing approximately 23.159 acres as described in Exhibit “A”, attached hereto; and

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

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

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

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

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

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

Section 2: **CITY COUNCIL APPROVALS.** The City Council for the City of Westlake hereby approves the final plat, “Exhibit B” and boundary survey, “Exhibit C” for the Terraces of Westlake – Phase I, as described in the attached Exhibit “A”, containing approximately 23.159 acres, which is located in the City of Westlake, and in Palm Beach County, Florida.

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

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

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

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

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

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

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

City of Westlake
JohnPaul O' Connor, Mayor

Zoie Burgess, City Clerk

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



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

STAFF MEMORANDUM

DATE: 7/17/2023
PETITION NO.: ENG-2022-18
DESCRIPTION: Review of Plat for Terraces of Westlake (Pod I) – Phase I
APPLICANT: Cotleur and Hearing
OWNER: Minto PBLH, LLC
REQUEST: Owner (Minto PBLH, LLC) is requesting approval of the Plat for Terraces of Westlake (Pod I) – Phase I

Final Recommendation

The Office of the City Engineer has reviewed the documents associated with the application referenced above and recommends approval by the Council. The Board of Supervisors approval of the subject referenced plat is scheduled for August 1, 2023 and approval by the Seminole Improvement District's Engineering Department is scheduled for August 7, 2023.

Discussion

Pod I (Terraces of Westlake) will be reviewed and approved in multiple phases. This submittal is for Phase I, which will contain 23.159 acres and 109 single-family lots. Pod I is located in the southern portion of Westlake, south of Waters Edge Drive, south of Green Lane and east of Ilex Way, as shown in the graphics below. The primary access point to the Terraces of Westlake – Phase I community will be on Ilex Way from the west.

Location Map





THE TERRACES AT POD I



There will be 109 single family attached homes located on minimum 20-foot-wide lots in configurations of 4 and 5 units in the north side of the Terraces of Westlake – Phase I. End units will have substantially wider lots. The proposed lot area exceeds the minimum area required by the City LDRs for the Mixed-Use zoning district.

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

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

The south side of the Terraces of Westlake – Phase I – is designated in the plat as Tract 1 – Phase 2. The applicant will be required to apply for a re-plat of the Tract “1” area when they wish to subdivide those lots. However, the current plat reserves Tract “1” to Minto PBLH, LLC and dedicates Tract “1” to the Seminole Improvement District for lake maintenance, drainage, and utilities.

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

either side of the entrance. The loop road name, Longwood Lake Square, has been changed to South Longwood Lake Square and North Longwood Lake Square to provide directional clarification to the homesite addresses in the south and north of the community.

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

Review Criteria

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

Conclusion

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

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

DESCRIPTION:

BEING A REPLAT OF A PORTION OF TRACT "A", WESTLAKE POD I AND POD J, PLAT BOOK 130, PAGES 153 AND 154, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST; THENCE S.89°51'16"W., ALONG THE NORTH LINE OF SAID SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, A DISTANCE OF 2025.30 FEET; THENCE S.00°08'44"E., DEPARTING SAID NORTH LINE OF SECTION 1, A DISTANCE OF 6919.41 FEET TO THE NORTHEAST CORNER OF TRACT "A", WESTLAKE POD I AND POD J, AS RECORDED IN PLAT BOOK 130, PAGES 153 AND 154, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID CORNER BEING THE POINT OF BEGINNING; THENCE S.01°22'47"W., ALONG THE EAST LINE OF SAID TRACT "A", A DISTANCE OF 1655.39 FEET; THENCE N.88°37'13"W., A DISTANCE OF 618.87 FEET TO A POINT ON THE WESTERLY LINE OF SAID TRACT "A" AND A POINT ON THE ADDITIONAL EASTERLY RIGHT-OF-WAY OF ILEX WAY, AS RECORDED IN OFFICIAL RECORDS BOOK 32120, PAGE 776, OF SAID PUBLIC RECORDS; THENCE BY THE FOLLOWING SIXTEEN (16) COURSES, BEING ALONG SAID WESTERLY LINE OF TRACT "A" AND ADDITIONAL EASTERLY RIGHT-OF-WAY OF ILEX WAY; 1) N.01°42'29"E., A DISTANCE OF 23.64 FEET; 2) THENCE N.14°55'59"E., A DISTANCE OF 38.42 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE WEST, WITH A RADIUS OF 5045.00 AND A RADIAL BEARING OF N.88°48'57"W., AT SAID INTERSECTION; 3) THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°35'56", A DISTANCE OF 52.73 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE EAST, WITH A RADIUS OF 4955.00 FEET; 4) THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°07'28", A DISTANCE OF 97.24 FEET TO A NON-TANGENT INTERSECTION; 5) THENCE N.01°42'52"E., A DISTANCE OF 173.57 FEET; 6) THENCE N.43°31'06"W., A DISTANCE OF 15.63 FEET; 7) THENCE N.01°42'52"E., A DISTANCE OF 118.28 FEET; 8) THENCE N.14°07'01"E., A DISTANCE OF 51.35 FEET; 9) THENCE N.01°42'52"E., A DISTANCE OF 409.91 FEET; 10) THENCE N.49°04'08"W., A DISTANCE OF 14.24 FEET; 11) THENCE N.01°42'52"E., A DISTANCE OF 327.18 FEET; 12) THENCE N.14°56'34"E., A DISTANCE OF 51.08 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHEAST, WITH A RADIUS OF 1149.00 AND A RADIAL BEARING OF S.86°18'08"E., AT SAID INTERSECTION; 13) THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°08'29", A DISTANCE OF 22.89 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 1251.00 FEET; 14) THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°07'28", A DISTANCE OF 68.22 FEET TO A POINT OF TANGENCY; 15) THENCE N.01°42'52"E., A DISTANCE OF 190.94 FEET; 16) THENCE N.46°42'52"E., A DISTANCE OF 3.02 FEET TO A POINT ON THE EASTERLY LINE OF ILEX WAY, AS SHOWN ON ILEX WAY - PHASE II, RECORDED IN PLAT BOOK 128, PAGES 22 THROUGH 25, INCLUSIVE, OF SAID PUBLIC RECORDS; THENCE S.88°17'08"E., ALONG SAID EASTERLY LINE OF ILEX WAY, A DISTANCE OF 14.14 FEET; THENCE N.46°42'52"E., ALONG SAID EASTERLY LINE OF ILEX WAY, A DISTANCE OF 16.97 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT "A" AND A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF GREEN LANE, AS RECORDED IN PLAT BOOK 133, PAGES 83 THROUGH 87, INCLUSIVE, OF SAID PUBLIC RECORDS; THENCE S.88°17'08"E., ALONG SAID NORTH LINE OF TRACT "A" AND SAID SOUTHERLY RIGHT-OF-WAY LINE OF GREEN LANE A DISTANCE OF 348.87 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, WITH A RADIUS OF 8050.00 FEET; THENCE EASTERLY, ALONG SAID NORTH LINE OF TRACT "A" AND SAID SOUTHERLY RIGHT-OF-WAY LINE OF GREEN LANE, AND ALONG THE ARC OF SAID

CURVE THROUGH A CENTRAL ANGLE OF $01^{\circ}29'36''$, A DISTANCE OF 209.81 FEET TO A POINT OF TANGENCY; THENCE $S.89^{\circ}46'44''E.$, A DISTANCE OF 11.73 FEET TO THE POINT OF BEGINNING.

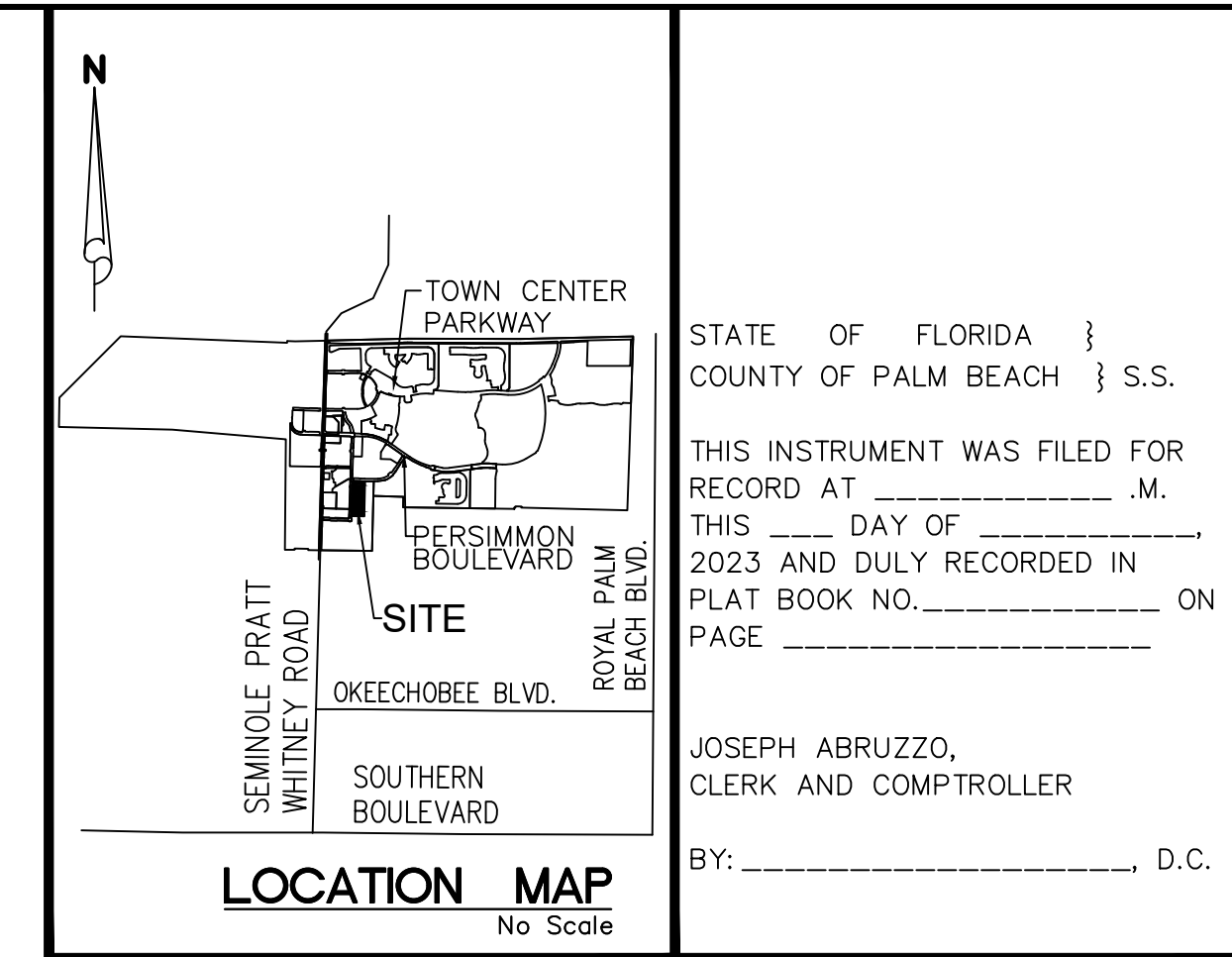
CONTAINING: 1,008,827 SQUARE FEET OR 23.159 ACRES, MORE OR LESS.

Exhibit 'B'
TERRACES OF WESTLAKE – PHASE I
PLAT

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TERRACES OF WESTLAKE - PHASE I

BEING A REPLAT OF A PORTION OF TRACT "A", WESTLAKE POD I AND POD J, PLAT BOOK 130, PAGES 153 AND 154, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA.



DESCRIPTION:

KNOW ALL MEN BY THESE PRESENTS THAT MINTO PBLH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN AND DESCRIBED HEREON AS TERRACES OF WESTLAKE - PHASE I, BEING A REPLAT OF A PORTION OF TRACT "A", WESTLAKE POD I AND POD J, PLAT BOOK 130, PAGES 153 AND 154, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST; THENCE S.89°51'16"W., ALONG THE NORTH LINE OF SAID SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, A DISTANCE OF 2025.30 FEET; THENCE S.00°08'44"E., DEPARTING SAID NORTH LINE OF SECTION 1, A DISTANCE OF 6919.41 FEET TO THE NORTHEAST CORNER OF TRACT "A", WESTLAKE POD I AND POD J, AS RECORDED IN PLAT BOOK 130, PAGES 153 AND 154, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID CORNER BEING THE **POINT OF BEGINNING**; THENCE S.01°22'47"W., ALONG THE EAST LINE OF SAID TRACT "A", A DISTANCE OF 1655.39 FEET; THENCE N.88°37'13"W., A DISTANCE OF 618.87 FEET TO A POINT ON THE WESTERLY LINE OF SAID TRACT "A" AND A POINT ON THE ADDITIONAL EASTERLY RIGHT-OF-WAY OF ILEX WAY, AS RECORDED IN OFFICIAL RECORDS BOOK 32120, PAGE 776, OF SAID PUBLIC RECORDS; THENCE BY THE FOLLOWING SIXTEEN (16) COURSES, BEING ALONG SAID WESTERLY LINE OF TRACT "A" AND ADDITIONAL EASTERLY RIGHT-OF-WAY OF ILEX WAY: 1) N.01°42'29"E., A DISTANCE OF 23.64 FEET; 2) THENCE N.14°55'59"E., A DISTANCE OF 38.42 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE WEST, WITH A RADIUS OF 5045.00 AND A RADIAL BEARING OF N.88°48'57"W., AT SAID INTERSECTION; 3) THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°35'56", A DISTANCE OF 52.73 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE EAST, WITH A RADIUS OF 4955.00 FEET; 4) THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°07'28", A DISTANCE OF 97.24 FEET TO A NON-TANGENT INTERSECTION; 5) THENCE N.01°42'52"E., A DISTANCE OF 173.57 FEET; 6) THENCE N.43°31'06"W., A DISTANCE OF 15.63 FEET; 7) THENCE N.01°42'52"E., A DISTANCE OF 118.28 FEET; 8) THENCE N.14°07'01"E., A DISTANCE OF 51.35 FEET; 9) THENCE N.01°42'52"E., A DISTANCE OF 409.91 FEET; 10) THENCE N.49°04'08"W., A DISTANCE OF 14.24 FEET; 11) THENCE N.01°42'52"E., A DISTANCE OF 327.18 FEET; 12) THENCE N.14°56'34"E., A DISTANCE OF 51.08 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHEAST, WITH A RADIUS OF 1149.00 AND A RADIAL BEARING OF S.86°18'08"E., AT SAID INTERSECTION; 13) THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°08'29", A DISTANCE OF 22.89 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 1251.00 FEET; 14) THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°07'28", A DISTANCE OF 68.22 FEET TO A POINT OF TANGENCY; 15) THENCE N.01°42'52"E., A DISTANCE OF 190.94 FEET; 16) THENCE N.46°42'52"E., A DISTANCE OF 3.02 FEET TO A POINT ON THE EASTERLY LINE OF ILEX WAY, AS SHOWN ON ILEX WAY - PHASE II, RECORDED IN PLAT BOOK 128, PAGES 22 THROUGH 25, INCLUSIVE, OF SAID PUBLIC RECORDS; THENCE S.88°17'08"E., ALONG SAID EASTERLY LINE OF ILEX WAY, A DISTANCE OF 14.14 FEET; THENCE N.46°42'52"E., ALONG SAID EASTERLY LINE OF ILEX WAY, A DISTANCE OF 16.97 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT "A" AND A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF GREEN LANE, AS RECORDED IN PLAT BOOK 133, PAGES 83 THROUGH 87, INCLUSIVE, OF SAID PUBLIC RECORDS; THENCE S.88°17'08"E., ALONG SAID NORTH LINE OF TRACT "A" AND SAID SOUTHERLY RIGHT-OF-WAY LINE OF GREEN LANE A DISTANCE OF 348.87 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, WITH A RADIUS OF 8050.00 FEET; THENCE EASTERLY, ALONG SAID NORTH LINE OF TRACT "A" AND SAID SOUTHERLY RIGHT-OF-WAY LINE OF GREEN LANE, AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°29'36", A DISTANCE OF 209.81 FEET TO A POINT OF TANGENCY; THENCE S.89°46'44"E., A DISTANCE OF 11.73 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 1,008,827 SQUARE FEET OR 23.159 ACRES, MORE OR LESS.

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

ROAD RIGHT-OF-WAY

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

PRIVATE ROADS

TRACTS "B-1" THROUGH "B-3" SHOWN HEREON, ARE HEREBY DEDICATED TO TERRACES OF WESTLAKE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, IN FEE SIMPLE, AS A PRIVATE ROADS FOR THE PRIVATE INGRESS AND EGRESS OF THE ADJOINING LOT OWNERS OF SAID TRACTS, ACCESS, UTILITIES AND DRAINAGE PURPOSES, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. AN EASEMENT OVER AND UNDER SAID TRACTS AS SHOWN HEREON IS ALSO DEDICATED TO THE SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO, AND FOR THE INSTALLATION AND MAINTENANCE OF, PUBLIC UTILITY FACILITIES, INCLUDING BUT NOT LIMITED TO STORMWATER, WATER, REUSE WATER AND WASTEWATER LINES AND APPURTENANT FACILITIES AND THE INSPECTION, REPAIR, REPLACEMENT, UPGRADE AND MAINTENANCE OF WATER, REUSE WATER, WASTEWATER, AND WATER MANAGEMENT FACILITIES. THE SEMINOLE IMPROVEMENT DISTRICT SHALL HAVE THE RIGHT TO GRANT OTHER UTILITY PROVIDERS THE ABILITY TO USE THE EASEMENT, IN ITS SOLE DISCRETION. AN EASEMENT OVER AND UNDER SAID TRACTS AS SHOWN HEREON IS ALSO RESERVED IN FAVOR OF THE CITY OF WESTLAKE FOR SERVICE VEHICLES AND EMERGENCY VEHICLES. THE CITY OF WESTLAKE AND THE SEMINOLE IMPROVEMENT DISTRICT SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OBLIGATIONS FOR SAID EASEMENT AREA OR SAID TRACTS EXCEPT AS SHALL RELATE TO THE SERVICING OF SUCH PUBLIC UTILITIES BY THE SEMINOLE IMPROVEMENT DISTRICT, AND FOR MAINTENANCE AS IT RELATES TO THE CITY OF WESTLAKE'S SERVICE VEHICLES AND EMERGENCY VEHICLES.

OPEN SPACE TRACTS

TRACTS O.S.T. #1 THROUGH O.S.T. #5, AS SHOWN HEREON, ARE HEREBY DEDICATED TO TERRACES OF WESTLAKE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, IN FEE SIMPLE, FOR OPEN SPACE PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WESTLAKE.

LIFT STATION EASEMENT

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

WATER MAIN EASEMENT

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

FORCE MAIN EASEMENT

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

PRIVATE ACCESS EASEMENTS

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

DRAINAGE EASEMENTS

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

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

TRACT "I"

TRACT "I", AS SHOWN HEREON, IS HEREBY RESERVED FOR MINTO PBLH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR FUTURE DEVELOPMENT AND PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF THE CITY OF WESTLAKE, FLORIDA, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID MINTO PBLH, LLC, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WESTLAKE.

TRACT "I" IS ALSO DEDICATED AS A LAKE MAINTENANCE ACCESS EASEMENT, A DRAINAGE EASEMENT AND UTILITY EASEMENT TO THE SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS. THESE DEDICATIONS TO SEMINOLE IMPROVEMENT DISTRICT ARE TO SUNSET WITH THE RECORDING OF THE PLAT OF TERRACES OF WESTLAKE - PHASE II, WHEREIN THE LOCATION OF PERMANENT LAKE MAINTENANCE ACCESS EASEMENT, A DRAINAGE EASEMENT AND UTILITY EASEMENT SHALL BE IDENTIFIED AND GRANTED TO SEMINOLE IMPROVEMENT DISTRICT.

UTILITY EASEMENTS

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

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

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

WITNESS: _____ MINTO PBLH, LLC
PRINT NAME: _____ A FLORIDA LIMITED LIABILITY COMPANY
BY: _____
JOHN F. CARTER, MANAGER
WITNESS: _____
PRINT NAME: _____

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

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

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

(SEAL)

ACCEPTANCE OF DEDICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

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

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

PRINT NAME: _____ BY: _____
SCOTT MASSEY, PRESIDENT

WITNESS: _____

PRINT NAME: _____

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

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

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

(SEAL)

ACCEPTANCE OF DEDICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

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

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

PRINT NAME: _____ BY: _____
JOHN CARTER, PRESIDENT

WITNESS: _____
PRINT NAME: _____

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

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

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

(SEAL)

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

CLERK'S SEAL

SURVEYORS NOTES

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

SURVEYOR & MAPPER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS ("P.R.M.S.") HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT PERMANENT CONTROL POINTS ("P.C.P.S."), AND MONUMENTS ACCORDING TO SEC. 177.09(1), F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF WESTLAKE FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF CITY OF WESTLAKE, FLORIDA.

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

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

GeoPoint
Surveying, Inc.

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

Sheet No. 01 of 07 Sheets

TERRACES OF WESTLAKE - PHASE I
 BEING A REPLAT OF A PORTION OF TRACT "A", WESTLAKE POD I AND POD J, PLAT BOOK 130, PAGES 153 AND 154,
 PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST,
 CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA.

CITY OF WESTLAKE'S APPROVAL

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

ATTEST: _____
 CITY MANAGER, KEN CASSEL

BY: _____
 CITY MAYOR, JOHN PAUL O'CONNOR

TITLE CERTIFICATION

STATE OF FLORIDA
 COUNTY OF MIAMI-DADE

WE, WINSTON & STRAWN LLP, MEMBERS OF THE FLORIDA BAR, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THAT CERTAIN PLAT PROPERTY INFORMATION REPORT PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY (THE "TITLE EVIDENCE") WITH AN EFFECTIVE DATE OF FEBRUARY 27, 2023 AT 5:00 P.M. (THE "EFFECTIVE DATE"), WITH RESPECT TO THE PROPERTY MORE PARTICULARLY DESCRIBED IN THE DESCRIPTION SHOWN HEREON AND INCORPORATED BY REFERENCE HEREIN (THE "PROPERTY").

BASED SOLELY ON OUR REVIEW OF THE TITLE EVIDENCE, AND WITHOUT INDEPENDENT INVESTIGATION, WE HEREBY CERTIFY THAT, AS OF THE EFFECTIVE DATE, (1) FEE SIMPLE TITLE TO THE PROPERTY WAS VESTED IN MINTO PBLH, LLC, A FLORIDA LIMITED LIABILITY COMPANY (THE "OWNER"), (2) REAL ESTATE TAXES FOR THE PROPERTY FOR THE YEAR 2022 HAVE BEEN PAID, AND (3) THERE ARE NO RECORDED MORTGAGES ENCUMBERING THE PROPERTY.

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

DATED THIS _____ DAY OF _____, 2023.

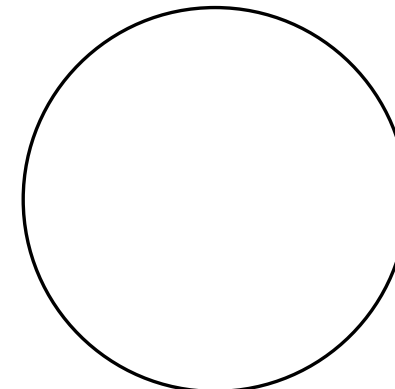
WINSTON & STRAWN LLP

BY: _____
 RAFAEL A. AGUILAR, PARTNER

AREA TABULATION (IN ACRES)

SINGLE FAMILY LOTS (109 LOTS):	7.022
ROADWAY TRACT "A":	3.267
ALLEYWAY TRACT "B-1":	0.147
ALLEYWAY TRACT "B-2":	0.086
ALLEYWAY TRACT "B-3":	0.085
OPEN SPACE TRACT #1:	0.315
OPEN SPACE TRACT #2:	0.481
OPEN SPACE TRACT #3:	0.180
OPEN SPACE TRACT #4:	0.461
OPEN SPACE TRACT #5:	0.144
TRACT "I":	10.971
TOTAL ACRES, MORE OR LESS:	23.159

CITY OF
 WESTLAKE



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

TERRACES OF WESTLAKE - PHASE I

BEING A REPLAT OF A PORTION OF TRACT "A", WESTLAKE POD I AND POD J, PLAT BOOK 130, PAGES 153 AND 154, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA.

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

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

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

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

WEST LINE OF SECTION 1, TOWNSHIP 43 S., RANGE 40 E.

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

KEY SHEET

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

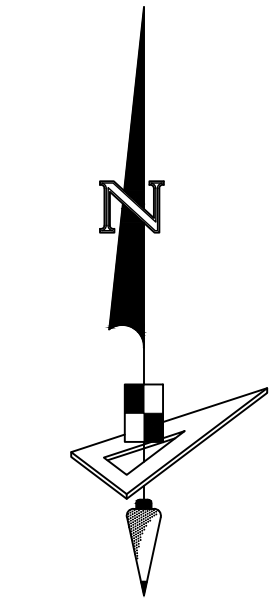
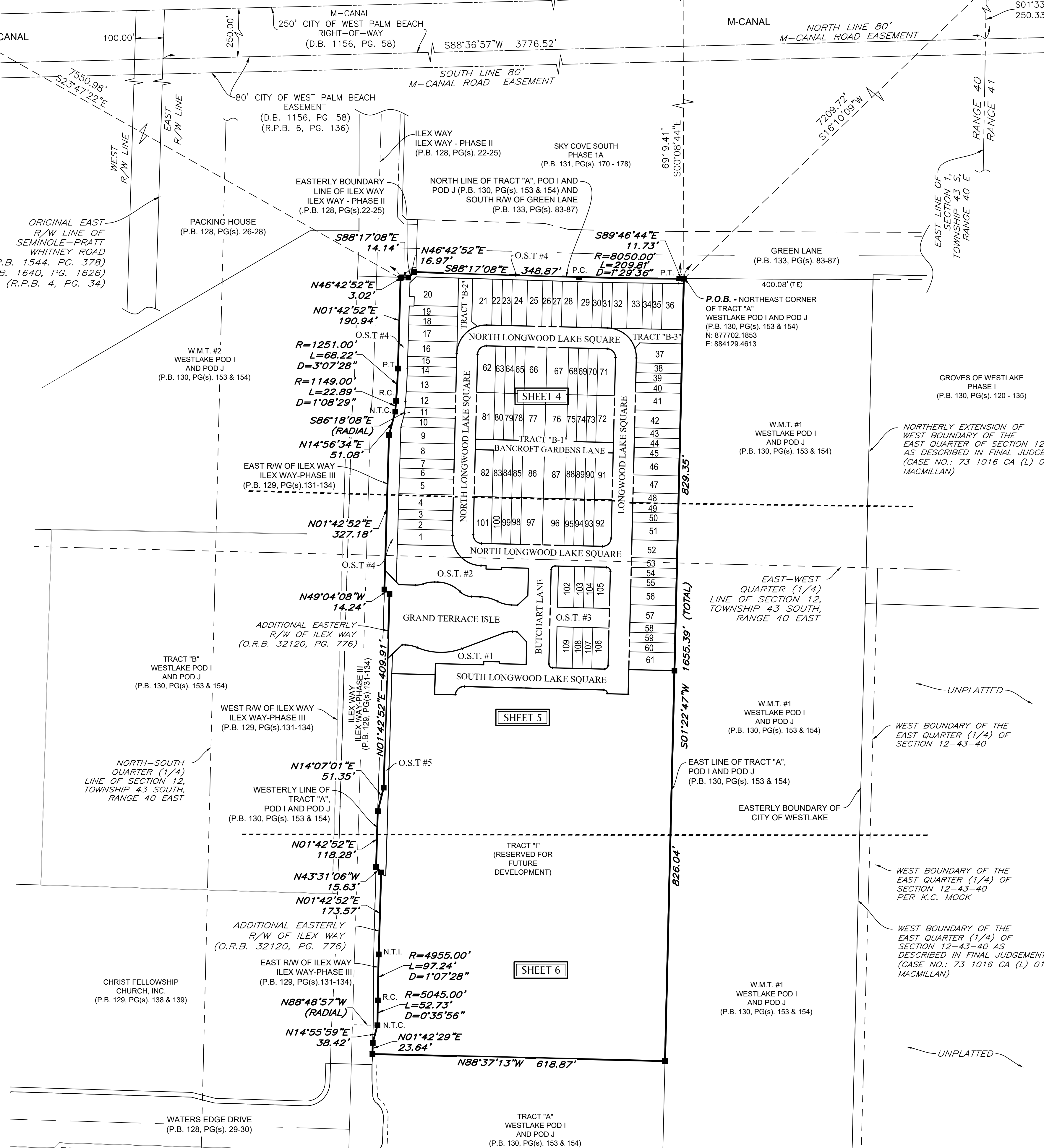
BASIS OF BEARINGS

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

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

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

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



SCALE: 1" = 120'

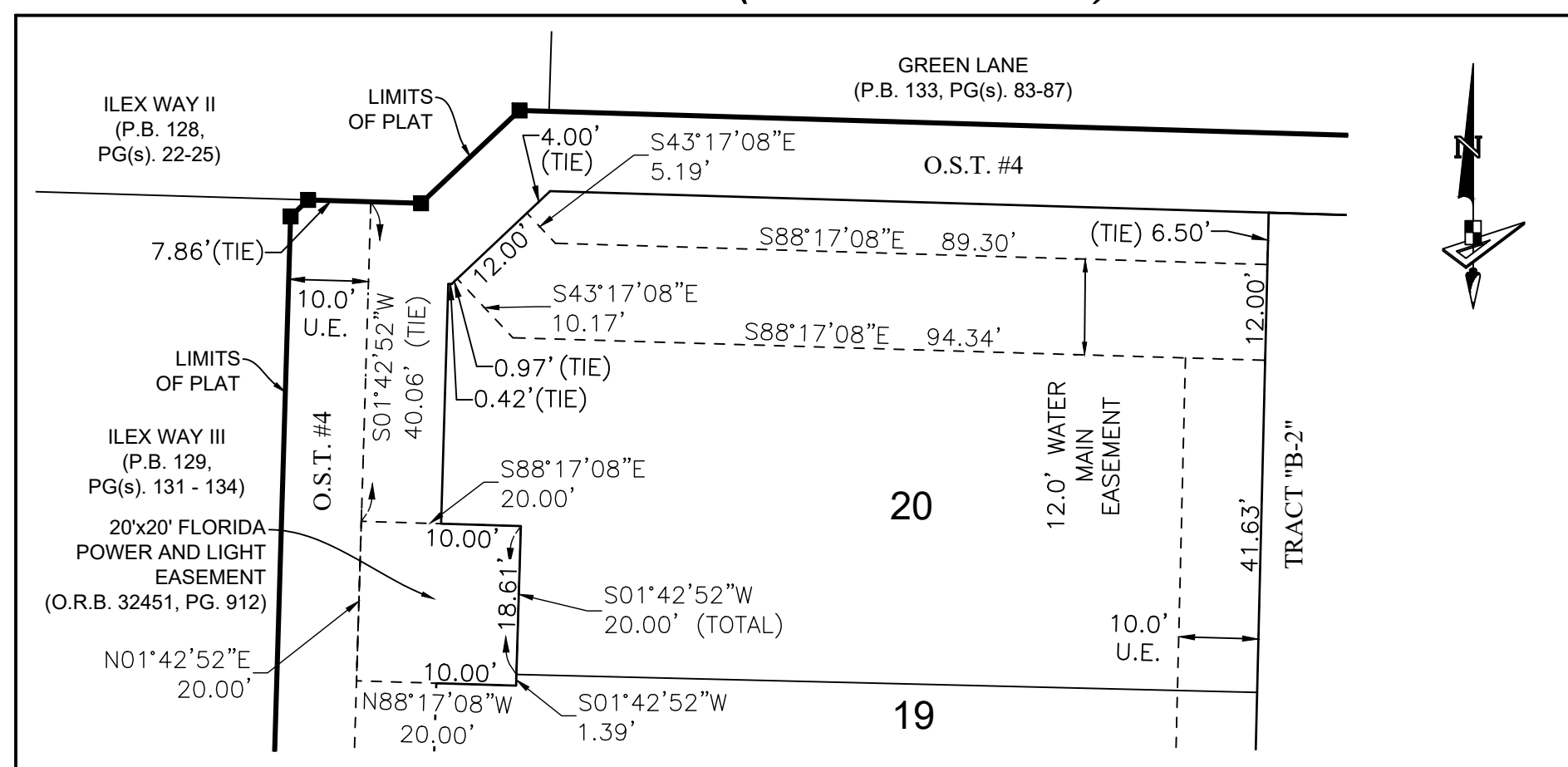
LEGEND

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

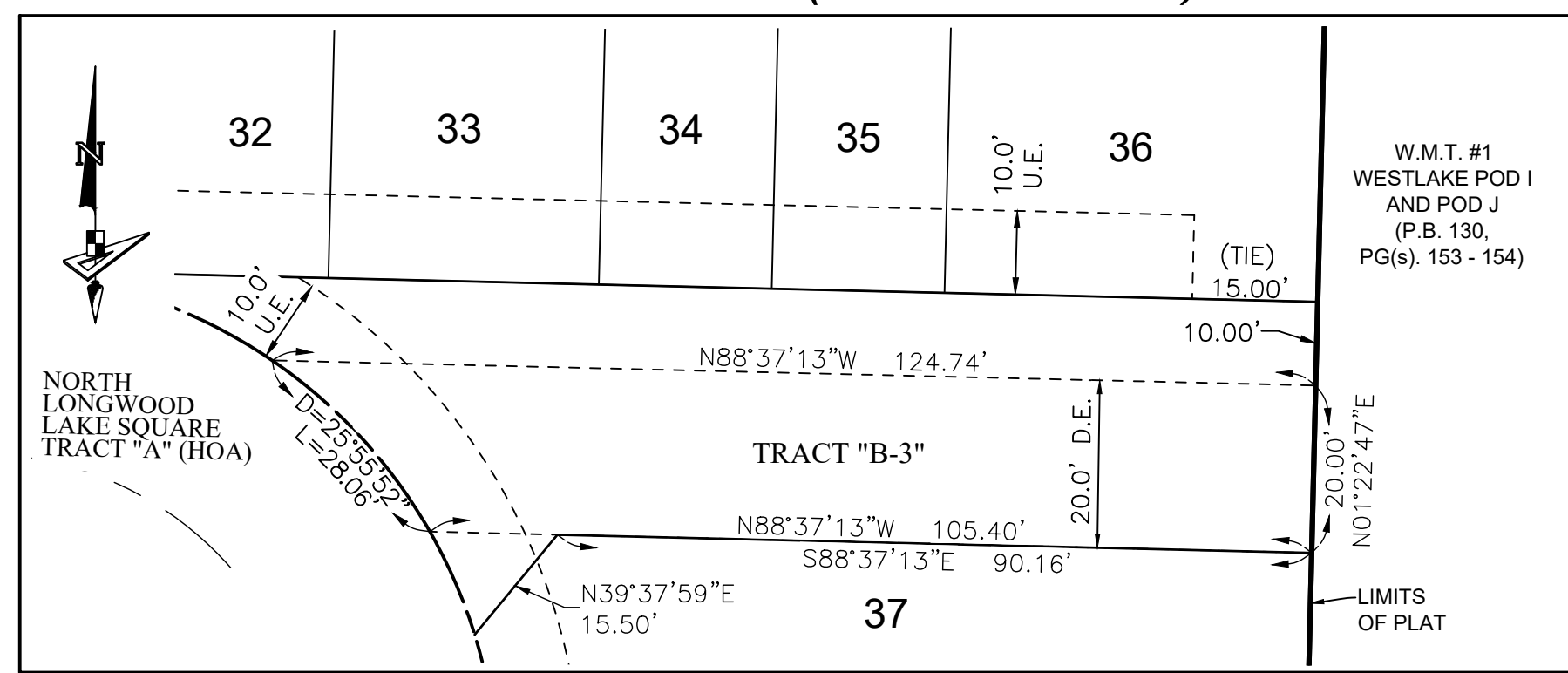
TERRACES OF WESTLAKE - PHASE I

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DETAIL "A" (SCALE: 1"=20')



DETAIL "B" (SCALE: 1"=20')



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

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

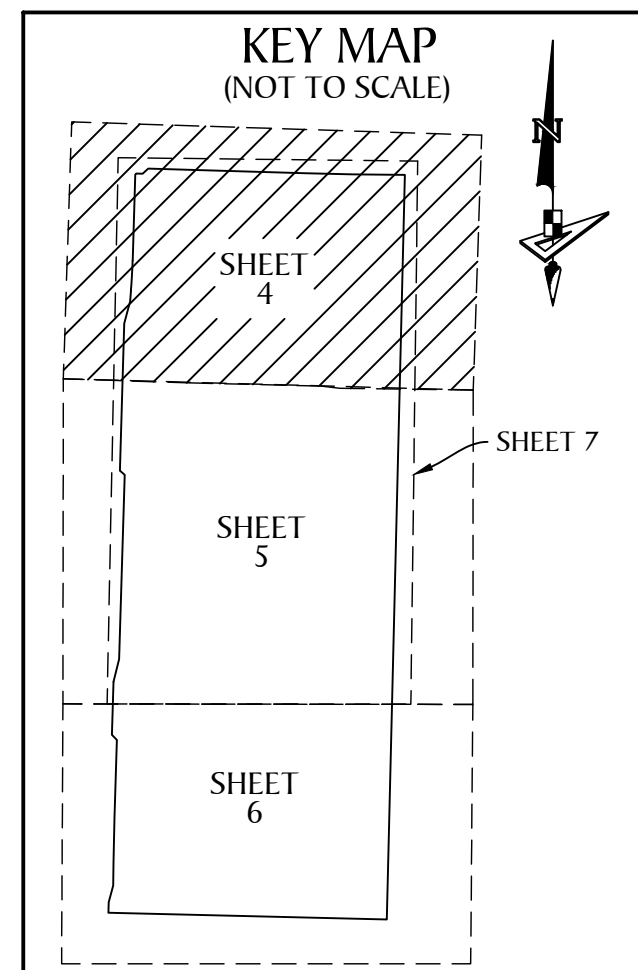
BASIS OF BEARINGS
NORTH BOUNDARY OF SECTION 6,
TOWNSHIP 43 S., RANGE 41 E.
S.89°48'53"E, 5270.23' (MEASURED)
S.89°48'52"E, 5270.39' (COUNTY)

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

NORTH BOUNDARY OF SECTION 1,
TOWNSHIP 43 S., RANGE 40 E.

EAST LINE OF
SECTION 1-43-40

SCALE: 1" = 40'



CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C3	40.00'	90°00'00"	62.83'	56.57'	S 46°22'47" W
C4	40.00'	90°00'00"	62.83'	56.57'	N 43°37'13" W

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC
C12	18.00'	90°00'00"	28.27'
C13	18.00'	90°00'00"	28.27'

LEGEND

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



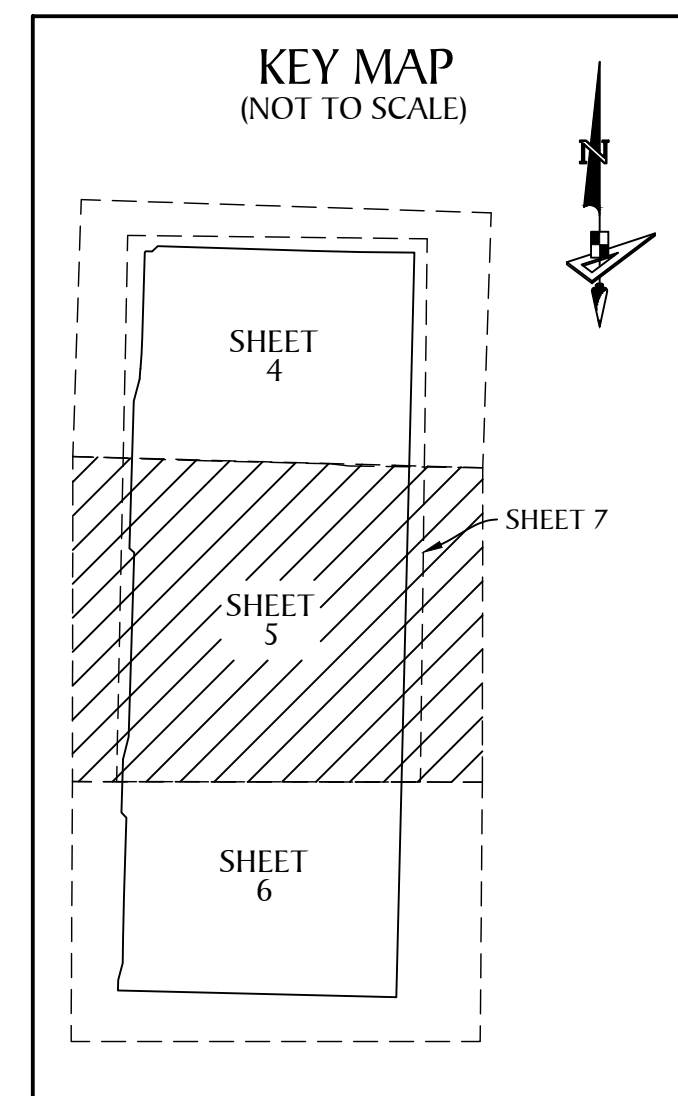
4152 W. Blue Heron Blvd. Phone: (561) 444-2720
Suite 105 www.geopointsurvey.com
Riviera Beach, FL 33404 Licensed Business Number LB 7768
Sheet No. 04 of 07 Sheets

TERRACES OF WESTLAKE - PHASE I

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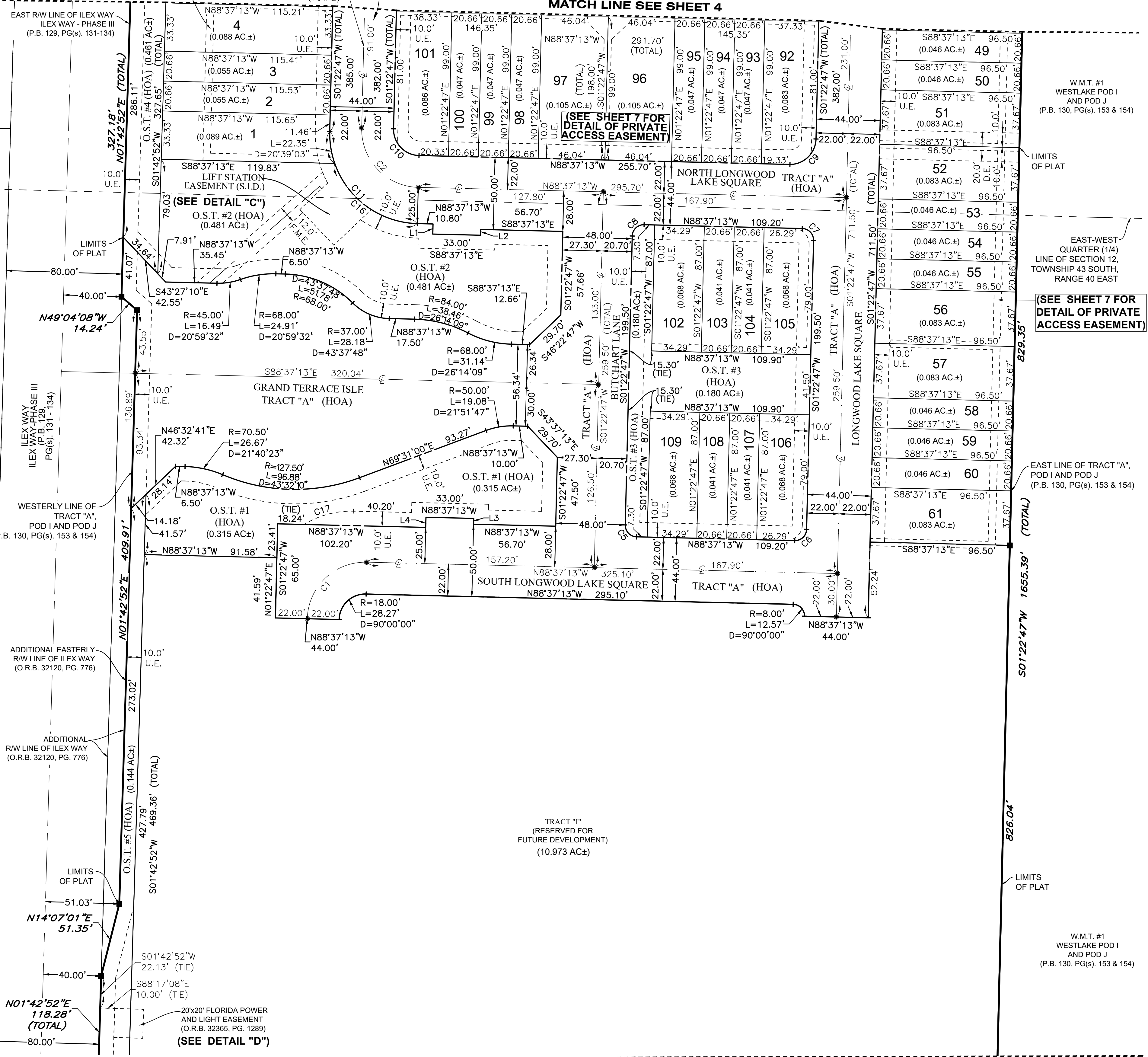
LEGEND

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



(SEE SHEET 7 FOR DETAIL OF PRIVATE ACCESS EASEMENT)

MATCH LINE SEE SHEET 4



EAST-WEST QUARTER (1/4) LINE OF SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST

TRACT "B" WESTLAKE POD I AND POD J (P.B. 130, PG(S). 153 & 154)

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C1	40.00'	90°00'00"	62.83'	56.57'	S 46°22'47" W
C2	40.00'	90°00'00"	62.83'	56.57'	S 43°37'13" E

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC
C5	8.00'	90°00'00"	12.57'
C6	8.00'	90°00'00"	12.57'
C7	8.00'	90°00'00"	12.57'
C8	8.00'	90°00'00"	12.57'
C9	18.00'	90°00'00"	28.27'
C10	18.00'	90°00'00"	28.27'
C11	62.00'	90°00'00"	97.39'
C14	72.00'	11°55'11"	14.98'
C15	72.00'	6°48'53"	8.56'
C16	62.00'	69°20'57"	75.04'
C17	62.00'	32°59'44"	35.70'

LINE DATA TABLE

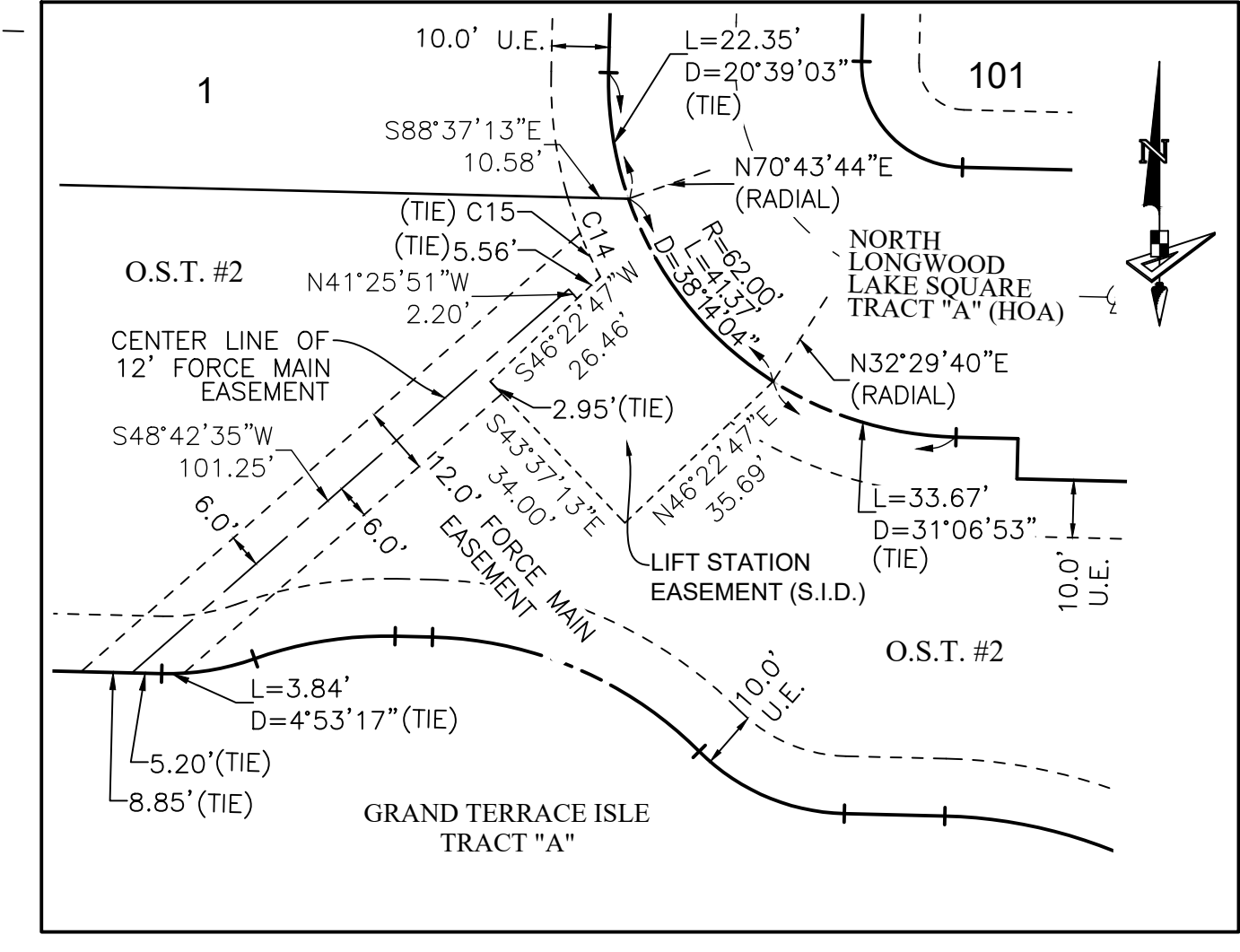
NO.	BEARING	LENGTH
L1	S 01°22'47" W	7.00'
L2	S 01°22'47" W	4.00'
L3	N 01°22'47" E	4.00'
L4	S 01°22'47" W	7.00'

TRACT "B" WESTLAKE POD I AND POD J (P.B. 130, PG(S). 153 & 154)

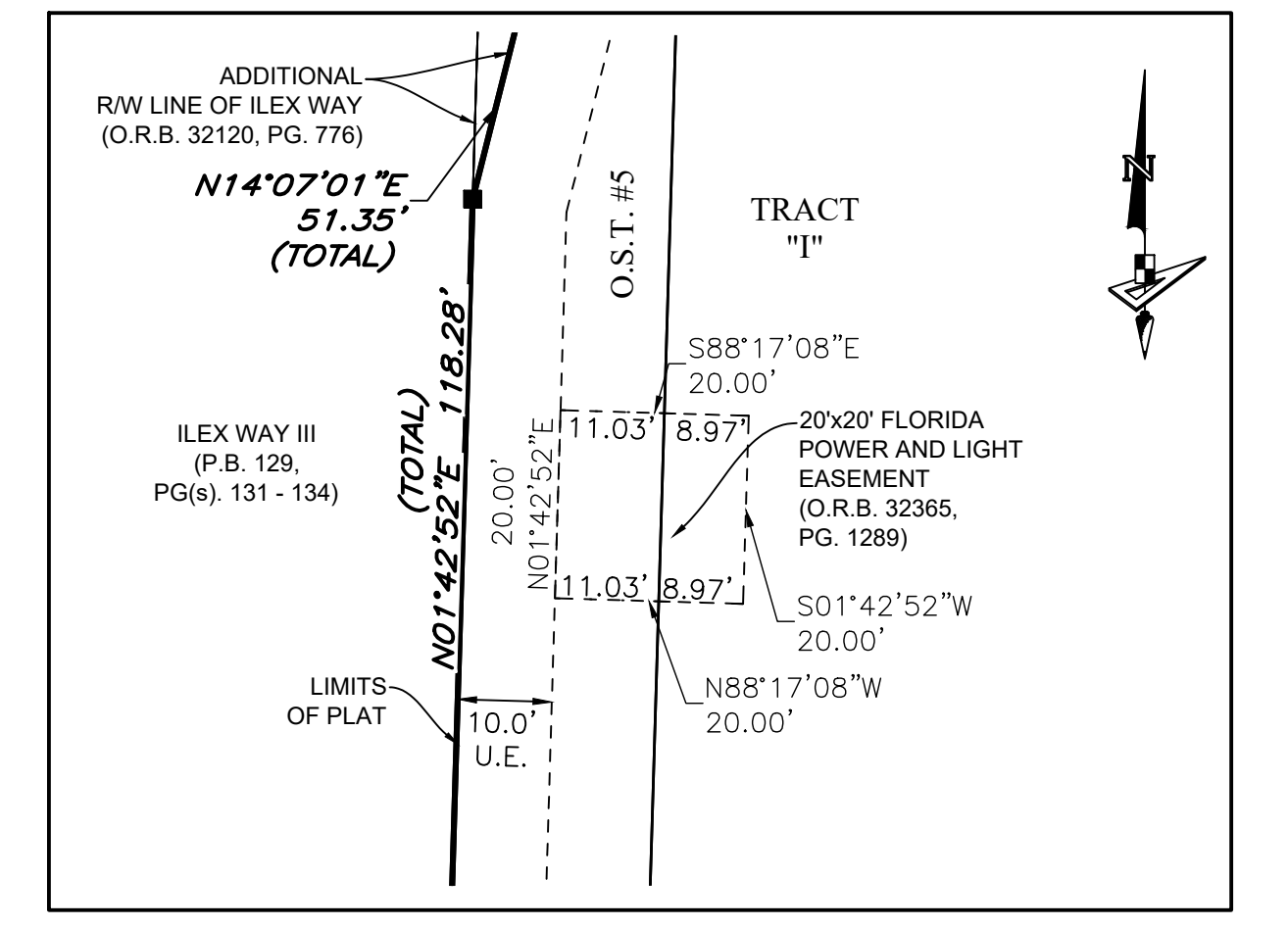
(SEE SHEET 7 FOR DETAIL OF PRIVATE ACCESS EASEMENT)

W.M.T. #1 WESTLAKE POD I AND POD J (P.B. 130, PG(S). 153 & 154)

DETAIL "C" (SCALE: 1"=30')



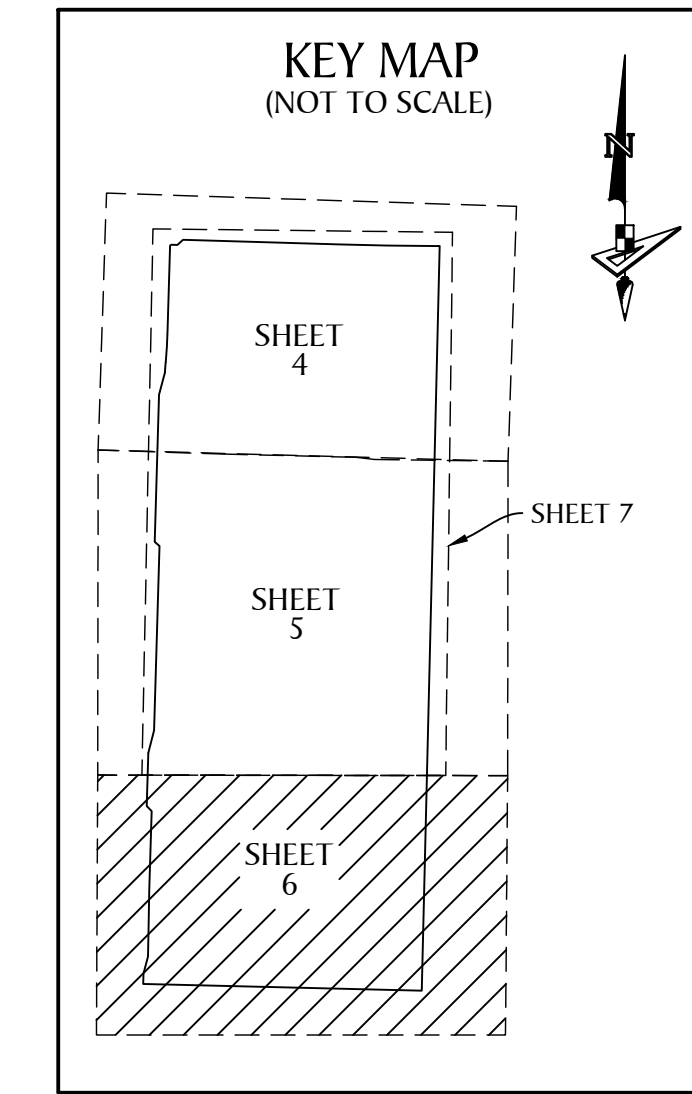
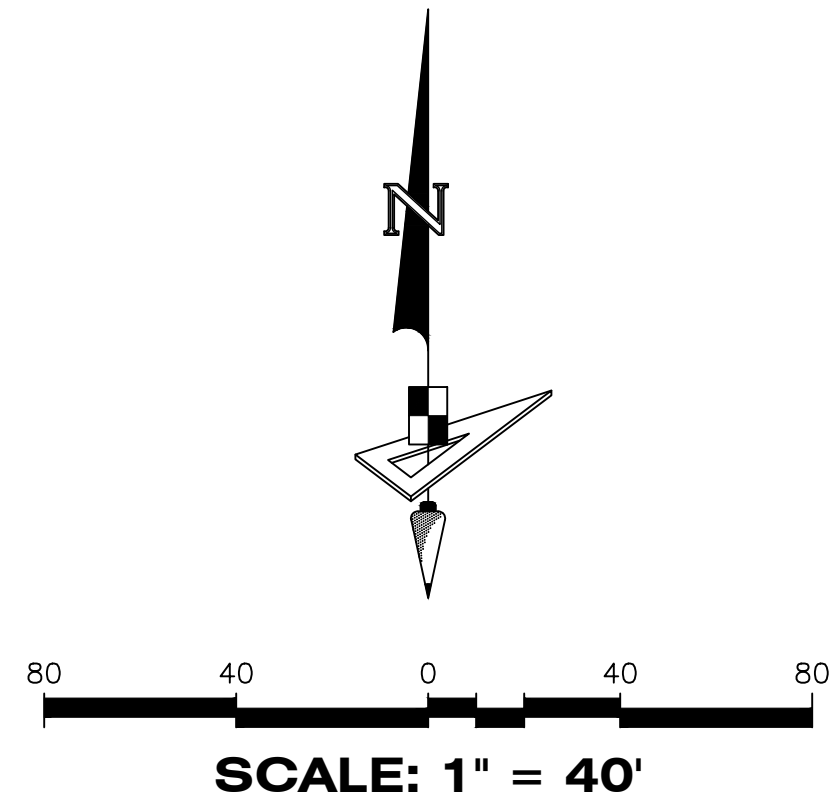
DETAIL "D" (SCALE: 1"=20')



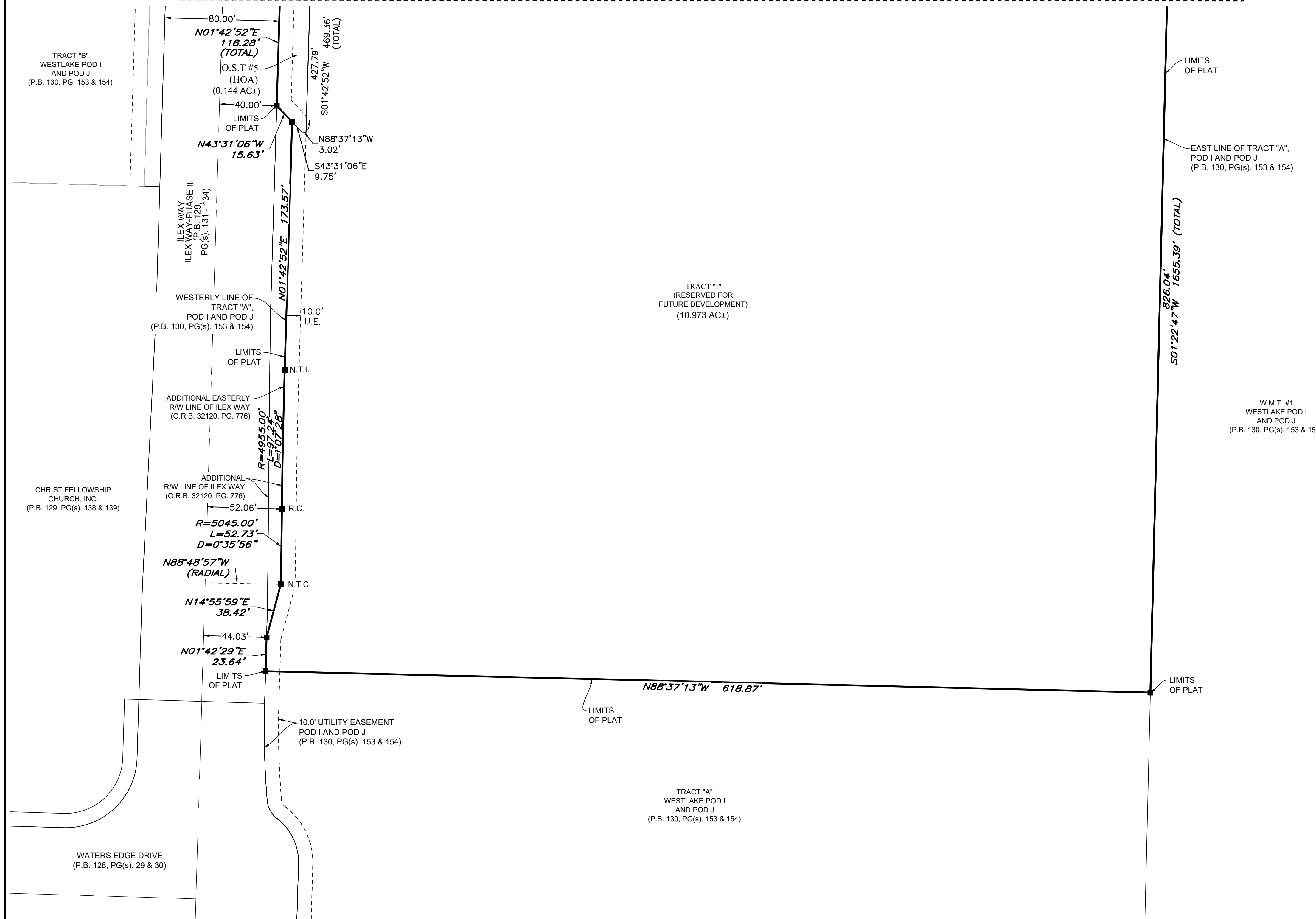
MATCH LINE SEE SHEET 6

TERRACES OF WESTLAKE - PHASE I

BEING A REPLAT OF A PORTION OF TRACT "A", WESTLAKE POD I AND POD J, PLAT BOOK 130, PAGES 153 AND 154,
PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST,
CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA.



MATCH LINE SEE SHEET 5

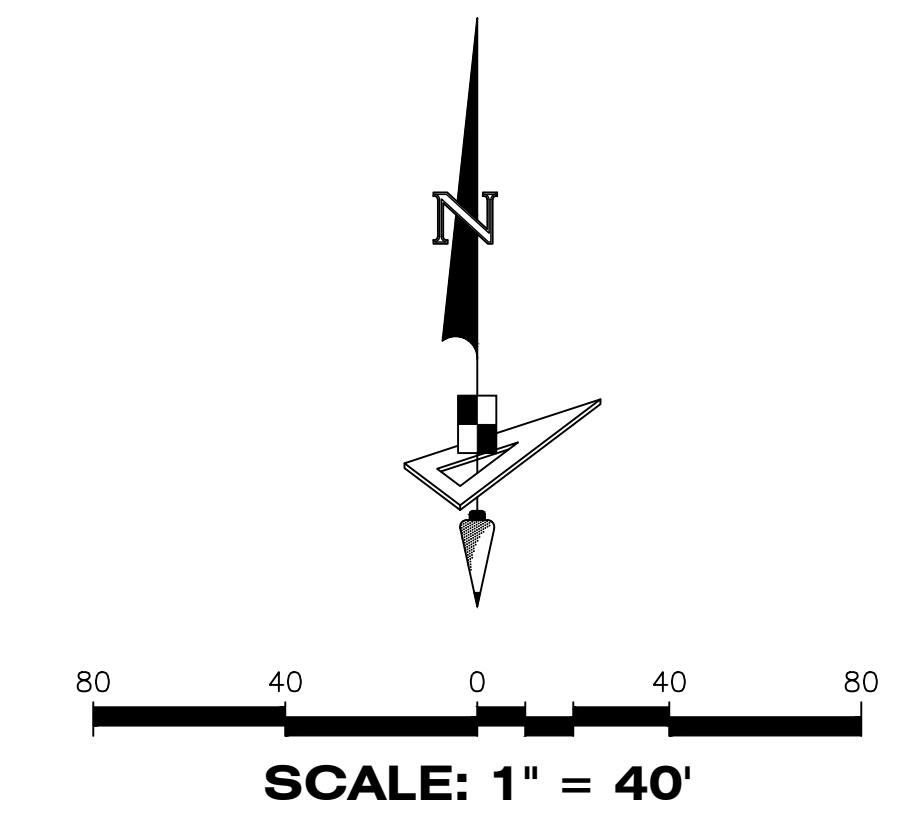
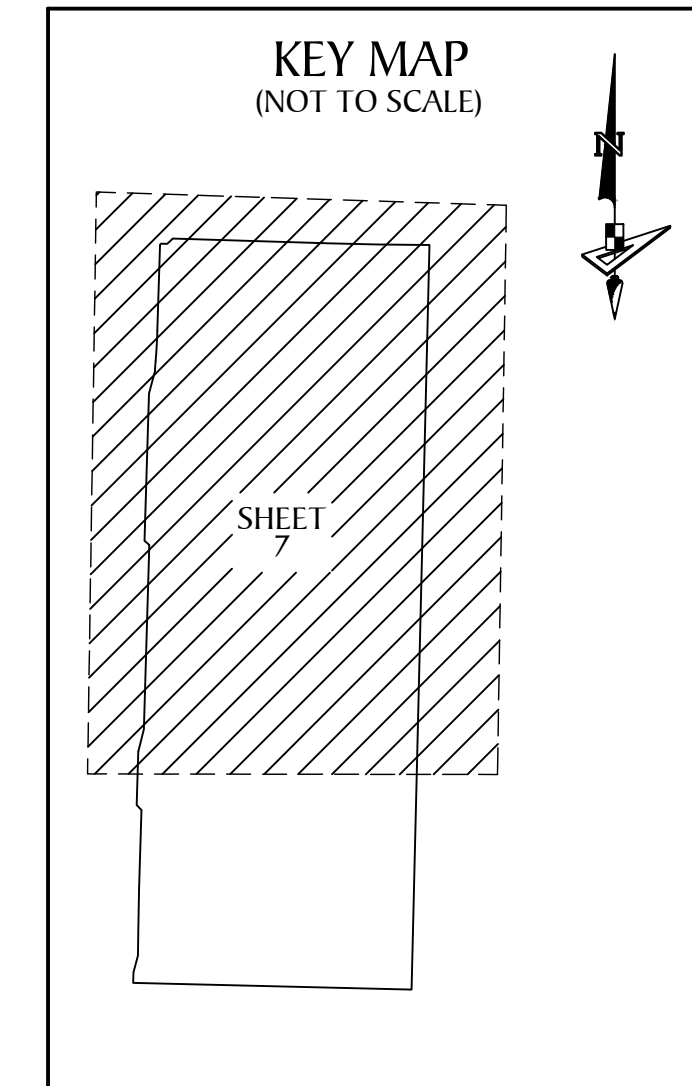


LEGEND

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

TERRACES OF WESTLAKE - PHASE I

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**PRIVATE ACCESS
EASEMENT
DETAIL SHEET**

LEGEND

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

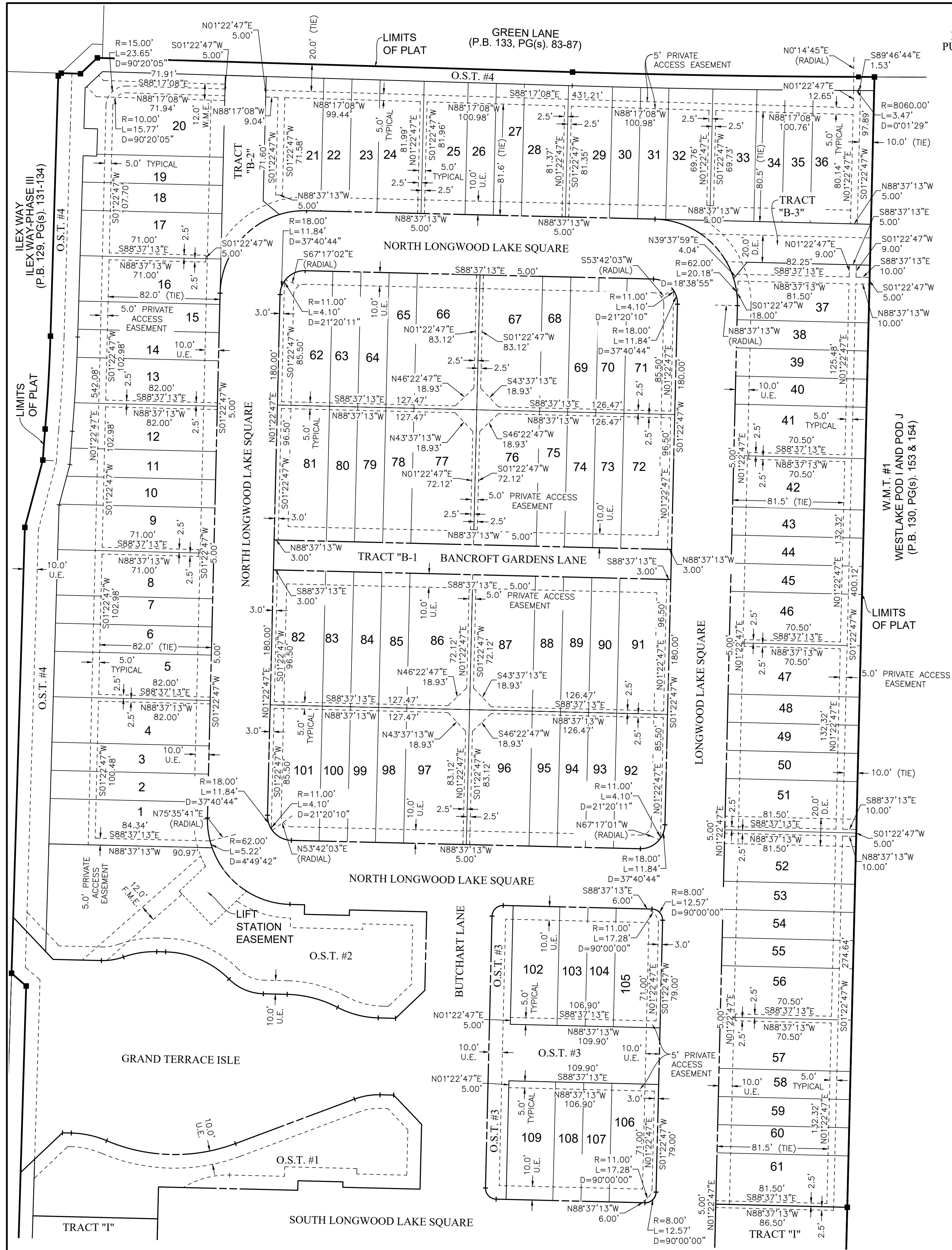


Exhibit 'C'
TERRACES OF WESTLAKE – PHASE I
TOPOGRAPHICAL SURVEY

THIS PAGE WAS LEFT BLANK ON PURPOSE

DESCRIPTION:

BEING A PORTION OF TRACT "A", WESTLAKE POD I AND POD J, PLAT BOOK 130, PAGES 153 AND 154, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST; THENCE S.89°51'16"W., ALONG THE NORTH LINE OF SAID SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, A DISTANCE OF 2025.30 FEET; THENCE S.00°08'44"E., DEPARTING SAID NORTH LINE OF SECTION 1, A DISTANCE OF 6919.41 FEET TO THE NORTHEAST CORNER OF TRACT "A", WESTLAKE POD I AND POD J, AS RECORDED IN PLAT BOOK 130, PAGES 153 AND 154, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID CORNER BEING THE **POINT OF BEGINNING**; THENCE S.01°22'47"W., ALONG THE EAST LINE OF SAID TRACT "A", A DISTANCE OF 1655.39 FEET; THENCE N.88°37'13"W., A DISTANCE OF 618.87 FEET TO A POINT ON THE WESTERLY LINE OF SAID TRACT "A" AND A POINT ON THE ADDITIONAL EASTERLY RIGHT-OF-WAY OF ILEX WAY, AS RECORDED IN OFFICIAL RECORDS BOOK 32120, PAGE 776, OF SAID PUBLIC RECORDS; THENCE BY THE FOLLOWING SIXTEEN (16) COURSES, BEING ALONG SAID WESTERLY LINE OF TRACT "A" AND ADDITIONAL EASTERLY RIGHT-OF-WAY OF ILEX WAY; 1) N.01°42'29"E., A DISTANCE OF 23.64 FEET; 2) THENCE N.14°55'59"E., A DISTANCE OF 38.42 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE WEST, WITH A RADIUS OF 5045.00 AND A RADIAL BEARING OF N.88°48'57"W., AT SAID INTERSECTION; 3) THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°35'56", A DISTANCE OF 52.73 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE EAST, WITH A RADIUS OF 4955.00 FEET; 4) THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°07'28", A DISTANCE OF 97.24 FEET TO A NON-TANGENT INTERSECTION; 5) THENCE N.01°42'52"E., A DISTANCE OF 173.57 FEET; 6) THENCE N.43°31'06"W., A DISTANCE OF 15.63 FEET; 7) THENCE N.01°42'52"E., A DISTANCE OF 118.28 FEET; 8) THENCE N.14°07'01"E., A DISTANCE OF 51.35 FEET; 9) THENCE N.01°42'52"E., A DISTANCE OF 409.91 FEET; 10) THENCE N.49°04'08"W., A DISTANCE OF 14.24 FEET; 11) THENCE N.01°42'52"E., A DISTANCE OF 327.18 FEET; 12) THENCE N.14°56'34"E., A DISTANCE OF 51.08 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHEAST, WITH A RADIUS OF 1149.00 AND A RADIAL BEARING OF S.86°18'08"E., AT SAID INTERSECTION; 13) THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°08'29", A DISTANCE OF 22.89 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 1251.00 FEET; 14) THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°07'28", A DISTANCE OF 68.22 FEET TO A POINT OF TANGENCY; 15) THENCE N.01°42'52"E., A DISTANCE OF 190.94 FEET; 16) THENCE N.46°42'52"E., A DISTANCE OF 3.02 FEET TO A POINT ON THE EASTERLY LINE OF ILEX WAY, AS SHOWN ON ILEX WAY - PHASE II, RECORDED IN PLAT BOOK 128, PAGES 22 THROUGH 25, INCLUSIVE, OF SAID PUBLIC RECORDS; THENCE S.88°17'08"E., ALONG SAID EASTERLY LINE OF ILEX WAY, A DISTANCE OF 14.14 FEET; THENCE N.46°42'52"E., ALONG SAID EASTERLY LINE OF ILEX WAY, A DISTANCE OF 16.97 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT "A" AND A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF GREEN LANE, AS RECORDED IN PLAT BOOK 133, PAGES 83 THROUGH 87, INCLUSIVE, OF SAID PUBLIC RECORDS; THENCE S.88°17'08"E., ALONG SAID NORTH LINE OF TRACT "A" AND SAID SOUTHERLY RIGHT-OF-WAY LINE OF GREEN LANE A DISTANCE OF 348.87 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, WITH A RADIUS OF 8050.00 FEET; THENCE EASTERLY, ALONG SAID NORTH LINE OF TRACT "A" AND SAID SOUTHERLY RIGHT-OF-WAY LINE OF GREEN LANE, AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°29'36", A DISTANCE OF 209.81 FEET TO A POINT OF TANGENCY; THENCE S.89°46'44"E., A DISTANCE OF 11.73 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 1,008,827 SQUARE FEET OR 23.159 ACRES, MORE OR LESS.

SURVEYOR'S NOTES:

- 1) CURRENT TITLE INFORMATION ON THE SUBJECT PROPERTY HAD NOT BEEN FURNISHED TO GEOPPOINT SURVEYING, INC. AT THE TIME OF THIS SURVEY, AND IS SUBJECT TO TITLE REVIEW AND/OR ABSTRACT. GEOPPOINT SURVEYING, INC. MAKES NO REPRESENTATIONS OR GUARANTEES PERTAINING TO EASEMENTS, RIGHTS-OF-WAY, SET BACK LINES, RESERVATIONS, AGREEMENTS, AND OTHER SIMILAR MATTERS.
- 2) THIS SURVEY IS LIMITED TO ABOVE GROUND VISIBLE IMPROVEMENTS ALONG AND NEAR THE BOUNDARY LINES, EXCEPT AS SHOWN HEREON, AND THAT NOTHING BELOW THE GROUND WAS LOCATED INCLUDING, BUT NOT LIMITED TO FOUNDATIONS (FOOTINGS), UTILITIES, ETC.
- 3) BEARINGS SHOWN HEREON ARE BASED ON THE NORTH BOUNDARY OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, HAVING A GRID BEARING OF S.89°48'53"E. THE GRID BEARINGS AS SHOWN HEREON REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICA HORIZONTAL DATUM OF 1983 (NAD 83-07 ADJUSTMENT) FOR THE EAST ZONE OF FLORIDA. SAID BASIS OF BEARING IS THE SAME IN THE NORTH AMERICAN DATUM OF 1983 (NAD 83 - '90).
- 4) THIS SURVEY IS INTENDED TO BE DISPLAYED AT 1" = 60' OR SMALLER.
- 5) ALL DIMENSIONS, UNLESS OTHERWISE NOTED, ARE SURVEY DIMENSIONS.
- 6) ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- 7) THE SUBJECT PARCEL LIES IN FLOOD ZONE "X" AND "AE", ACCORDING TO FLOOD INSURANCE RATE MAP, MAP NO. 12099C0531F FOR PALM BEACH COUNTY, COMMUNITY NO. 120192, PALM BEACH COUNTY, FLORIDA, DATED OCTOBER 05, 2017 AND ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. LINES SHOWN HAVE BEEN DIGITALLY TRANSLATED FROM DFIRM DATABASE INFORMATION SUPPLIED BY THE FEMA MAP SERVICE CENTER (HTTPS://MSC.FEMA.GOV).
- 8) ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) BASED ON PALM BEACH COUNTY BENCHMARK "AMANDA", HAVING A PUBLISHED ELEVATION OF 25.536 FEET (NAVD 88).
- 9) USE OF THIS SURVEY FOR PURPOSES OTHER THAN INTENDED, WITHOUT WRITTEN VERIFICATION, WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREON SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED TO.
- 10) ON THIS DRAWING, CERTIFY MEANS TO STATE OR DECLARE A PROFESSIONAL OPINION OF CONDITIONS REGARDING THOSE FINDINGS OR FACTS WHICH ARE THE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER IMPLIED OR EXPRESSED. THIS CERTIFICATION IS ONLY FOR THE LANDS AS DESCRIBED. THIS CERTIFICATION IS NOT A CERTIFICATE OF TITLE, EASEMENTS, ZONING, OR FREEDOM OF ENCUMBRANCES.
- 11) THE LANDS DESCRIBED HEREON MAY CONTAIN LANDS THAT ARE CONSIDERED ENVIRONMENTALLY SENSITIVE WETLANDS THAT ARE SUBJECT TO CLAIM OR RESTRICTION BY ONE OR MORE OF THE FOLLOWING AGENCIES: ARMY CORP. OF ENGINEERS, SOUTH FLORIDA WATER MANAGEMENT DISTRICT (S.F.W.M.D.), OR DEPARTMENT OF ENVIRONMENTAL PROTECTION (D.E.P.). WETLAND LINES AND AREAS, IF ANY, ARE NOT SHOWN HEREON.

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

BENCHMARK NOTE:

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

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

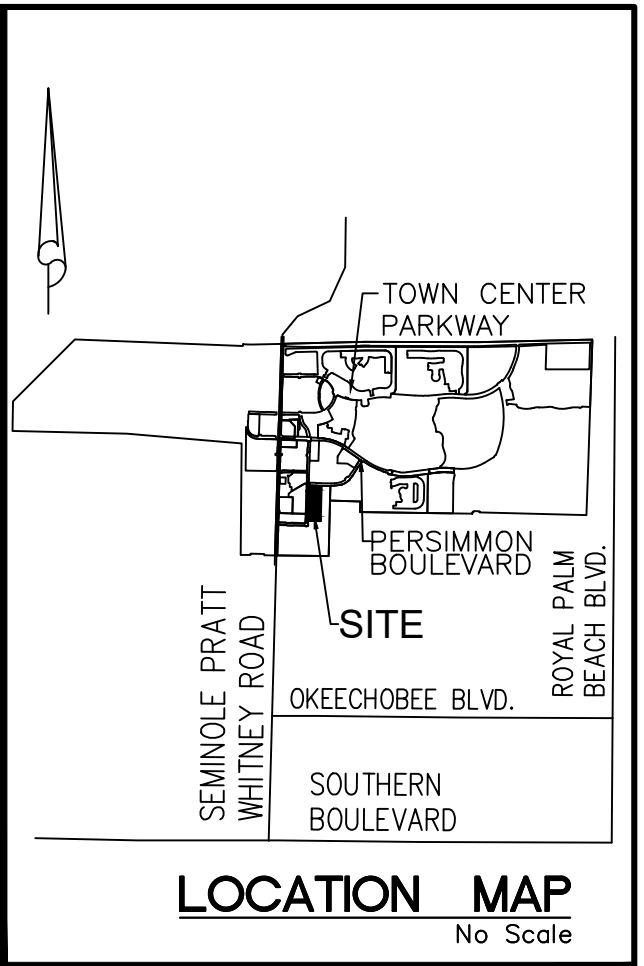
THE STATION IS LOCATED IN THE SOUTHWEST WINGWALL OF THE CONCRETE BRIDGE OVER THE M-CANAL, 6.6 FEET SOUTH OF THE SOUTHWEST END OF THE WEST HANDRAIL, 66 FEET NORTH OF THE CENTERLINE OF 60TH STREET, 46.2 FEET WEST OF THE CENTERLINE OF THE 2 LANE SEMINOLE PRATT WHITNEY ROAD.

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

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

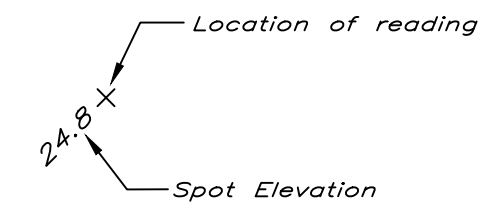
MEAN SEA LEVEL = 0.00' (NAVD88)

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



LEGEND

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



The seal appearing on this document was authorized by Gary A. Rager, Professional Surveyor and Mapper, State of Florida, License No. LS4828
This item has been electronically signed and sealed by Gary A. Rager, P.S.M., on 12/02/2022 using a SHA authentication code.
Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

TERRACES OF WESTLAKE - PHASE 1 BOUNDARY AND TOPOGRAPHICAL SURVEY

REVISIONS			
No.	Date	Description	Dwn.

Prepared For: MINTO COMMUNITIES
Last Date of Field Survey: 12/02/2022
SURVEYOR'S CERTIFICATE
This certifies that a survey of the hereon described property was made under my supervision and meets the Standards of Practice set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17.050, Florida Administrative Code, pursuant to Section 470.027, Florida Statutes.
Digitally signed by Gary A. Rager
DN: cn=Gary A. Rager, o=GeoPoint Surveying, Inc., ou=Professional Surveyor and Mapper, c=FL
Date: 2022.12.02 17:02:10 -0500
Gary A. Rager
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS4828

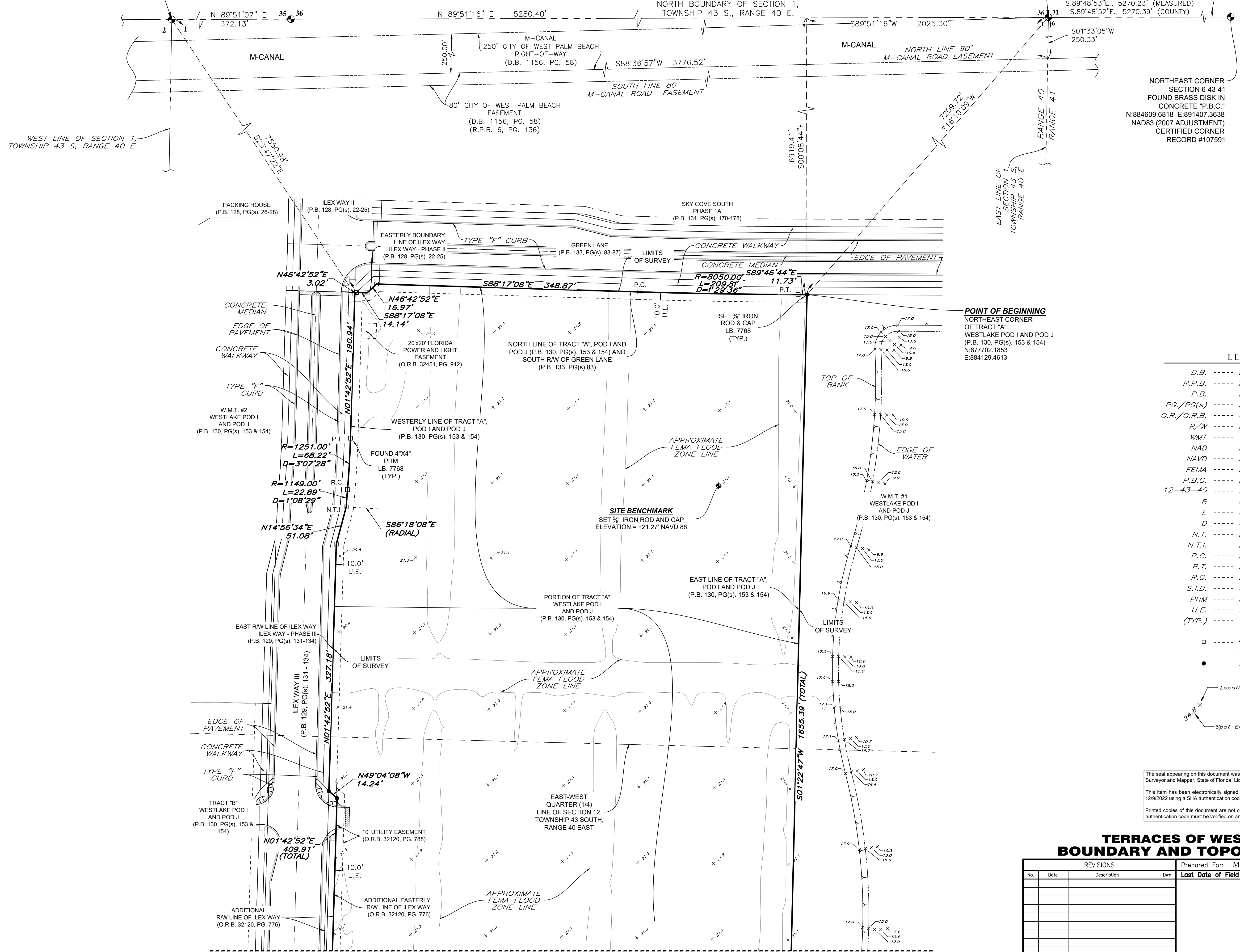
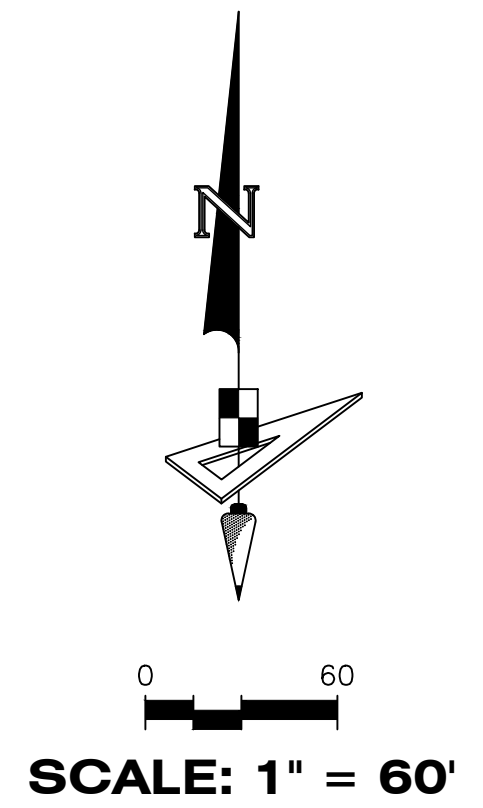
GeoPoint Surveying, Inc.
4152 W. Blue Heron Blvd.
Suite 105
Riviera Beach, FL 33404
Phone: (561) 444-2720
www.geopointsurvey.com
Licensed Business Number LB 7768
Drawn: DJS Date: 11/28/2022 Data File: -
Check: GAR P.C.: B.C. Field Book: 2022-44W16
Section: 12 Twn. 43 S. Rng. 40 E. Job #: POD_LBS-TS

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

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

SOUTH LINE OF SECTION 31, TOWNSHIP 42 S., RANGE 41 E.
BASIS OF BEARING
NORTH BOUNDARY OF SECTION 6, TOWNSHIP 43 S., RANGE 41 E. S.89°48'53"E, 5270.23' (MEASURED) S.89°48'52"E, 5270.39' (COUNTY)

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



LEGEND

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

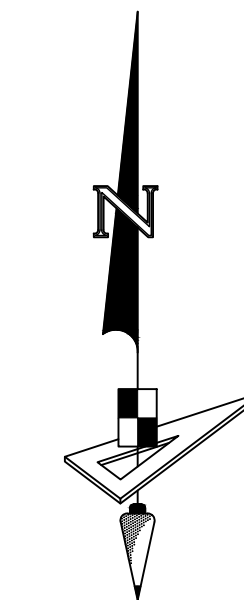
The seal appearing on this document was authorized by Gary A. Rager, Professional Surveyor and Mapper, State of Florida, License No. LS4828
This item has been electronically signed and sealed by Gary A. Rager, P.S.M., on 12/02/2022 using a SHA authentication code.
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**TERRACES OF WESTLAKE - PHASE 1
BOUNDARY AND TOPOGRAPHICAL SURVEY**

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

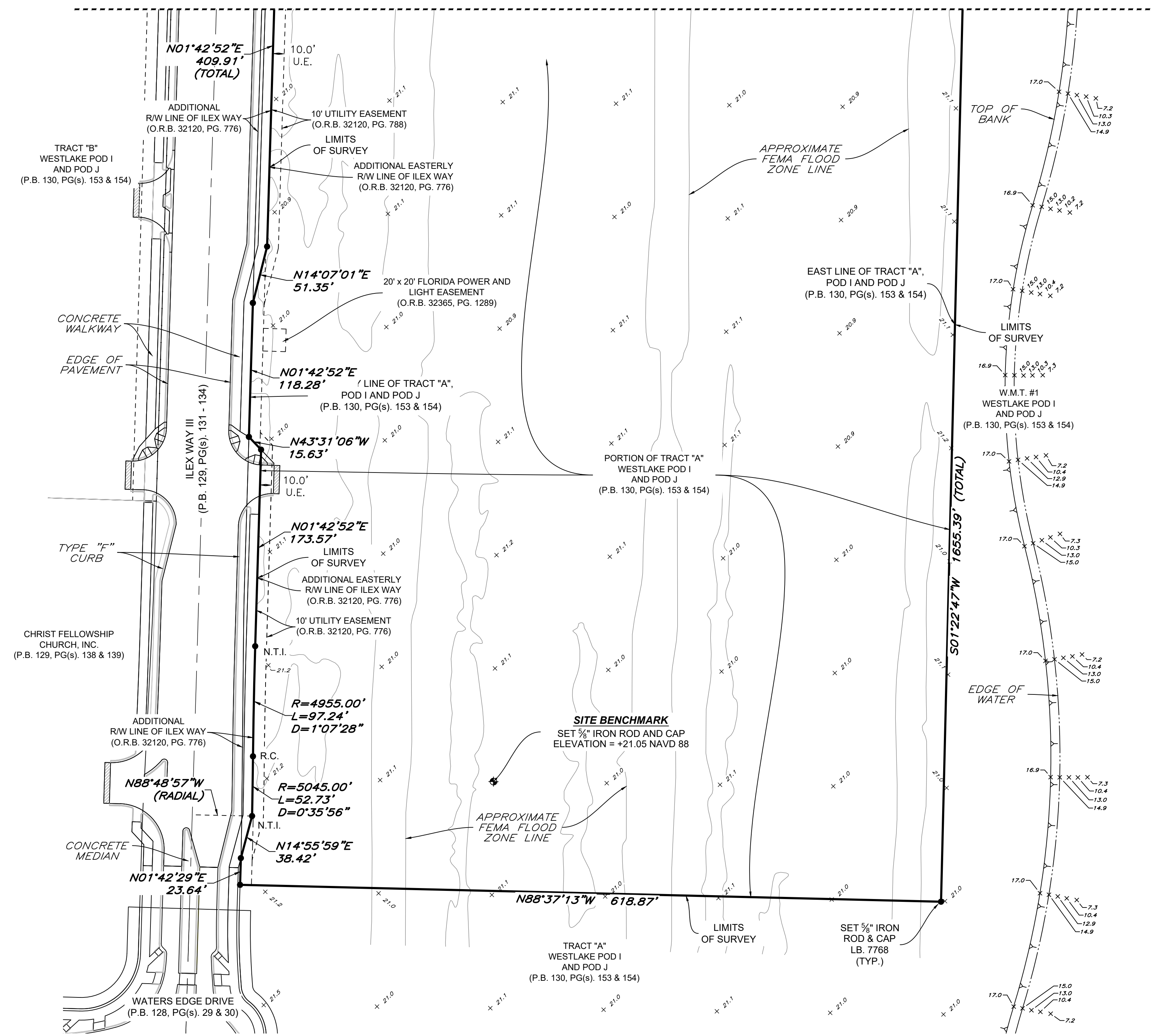
4152 W. Blue Heron Blvd. Phone: (561) 444-2720
 Suite 105 www.geopointsurvey.com
 Riviera Beach, FL 33404 Licensed Business Number LB 7768
 Drawn: DJS Date: 11/28/2022 Data File: -
 Check: GAR P.C.: B.C. Field Book: 2022-44W16
 NOT VALID WITHOUT THE ELECTRONIC AND/OR ORIGINAL SIGNATURE & RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER
Sheet No. 02 of 03 Sheets Section: 12 Twn. 43 S. Rng. 40 E. Job #POD_LBS-TS

MATCH LINE SEE SHEET 3



0 60
SCALE: 1" = 60'

MATCH LINE SEE SHEET 2



LEGEND

- D.B. ----- DEED BOOK
- R.P.B. ----- ROAD PLAT BOOK
- P.B. ----- PLAT BOOK
- PG./PG(S) ----- PAGE(S)
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- ----- FOUND 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 7768"
- ----- SET 5/8" IRON ROD AND CAP "LB 7768"

Location of reading

Spot Elevation

The seal appearing on this document was authorized by Gary A. Rager, Professional Surveyor and Mapper, State of Florida, License No. LS4828

This item has been electronically signed and sealed by Gary A. Rager, P.S.M., on 12/02/2022 using a SHA authentication code.

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**TERRACES OF WESTLAKE - PHASE 1
BOUNDARY AND TOPOGRAPHICAL SURVEY**

REVISIONS			
No.	Date	Description	Dwn.

Prepared For: MINTO COMMUNITIES
 Last Date of Field Survey: 12/02/2022

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

Drawn: DJS Date: 11/28/2022 Data File: -
 Check: GAR P.C.: B.C. Field Book: 2022-44W16
 Section: 12 Twn. 43 S. Rng. 40 E. Job #: POD_LBS-TS

Sheet No. 03 of 03 Sheets

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



CITY OF WESTLAKE

Engineering Department

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

DATE: 6/29/2023
PETITION NUMBER: ENG-2022-18
DESCRIPTION: Pod I (The Terraces) Phase I Plat
APPLICANT: Cotleur & Hearing
OWNER: Minto PBLH, LLC
REQUEST: Plat Review
LOCATION: Westlake, Florida
STAFF REVIEW: **RECOMMENDED APPROVAL WITH CONDITIONS**

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

1. The approval of this application is based on the understanding that Tract I, per sheet 1 of 7 of the Plat for the Terraces of Westlake – Phase 1, is dedicated as a drainage easement and that any future development of Tract I will indicate the location of all proposed drainage easements, including, but not limited to, the 20' Drainage Easement shown on sheet 8 of 13 of the Pod I (The Terraces) Phase I Land Development plans, application number ENG-2023-01.

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

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

File Attachments for Item:

B. A Resolution for the Plat of Pines of Westlake – Phase II

Submitted By: Engineering

RESOLUTION 2023-19

A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, APPROVING THE PINES OF WESTLAKE – PHASE II, A SUBDIVISION IN SECTION 5, TOWNSHIP 43 SOUTH, RANGE 41 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF TRACT “V”, PINES OF WESTLAKE – PHASE I, PLAT BOOK 136, PAGES 3 THROUGH 21, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. PROVIDING FOR RECORDATION, PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



Meeting Agenda Item Coversheet

MEETING DATE:		August 1, 2023	Submitted By: Engineering	
SUBJECT: <i>This will be the name of the Item as it will appear on the Agenda</i>		A Resolution for the Plat of Pines of Westlake – Phase II		
STAFF RECOMMENDATION: (MOTION READY)		Motion to Approve		
SUMMARY and/or JUSTIFICATION:		The City of Westlake has the exclusive jurisdiction to approve the plat pursuant to Florida Statutes, §177.071. The application has been reviewed and approved by a Professional Surveyor and Mapper for the City of Westlake, and said Surveyor and Mapper has found the application to be consistent with the requirement under Florida Statutes, Chapter 177. The plat includes 55.117 acres of land. The plat has been reviewed and approved by the City Engineer, SID, and the City Attorney.		
SELECT, if applicable	AGREEMENT:		BUDGET:	
	STAFF REPORT:	X	PROCLAMATION:	
	EXHIBIT(S):	X	OTHER:	
IDENTIFY EACH ATTACHMENT. <i>For example, an agreement may have 2 exhibits, identify the agreement and Exhibit A and Exhibit B</i>	Agenda Item Cover Sheet Staff Report Resolution Legal Description Plat Boundary Survey Approval Letter(s)			
SELECT, if applicable	RESOLUTION:	X	ORDINANCE:	
IDENTIFY FULL RESOLUTION OR ORDINANCE TITLE <i>(if Item is <u>not</u> a Resolution or Ordinance, please erase all default text from this field's textbox and leave blank)</i>	A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, APPROVING THE PINES OF WESTLAKE – PHASE II, A SUBDIVISION IN SECTION 5, TOWNSHIP 43 SOUTH, RANGE 41 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF TRACT “V”, PINES OF WESTLAKE – PHASE I, PLAT BOOK 136, PAGES 3 THROUGH 21, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. PROVIDING FOR RECORDATION, PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.			
FISCAL IMPACT (if any):				\$

RESOLUTION 2023-19

A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, APPROVING THE PINES OF WESTLAKE – PHASE II, A SUBDIVISION IN SECTION 5, TOWNSHIP 43 SOUTH, RANGE 41 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF TRACT “V”, PINES OF WESTLAKE – PHASE I, PLAT BOOK 136, PAGES 3 THROUGH 21, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. PROVIDING FOR RECORDATION, PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Minto PBLH, LLC, a Florida Limited Liability Company, as the Owner has requested approval for the plat of the Pines of Westlake – Phase II, a subdivision in Section 5, Township 43 South, Range 41 East, City of Westlake, Palm Beach County, Florida, being a replat of Tract “V”, Pines of Westlake – Phase I, Plat Book 136, pages 3 through 21, inclusive, Pubic Records of Palm Beach County, Florida, containing approximately 55.117 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’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 Pines of Westlake – Phase II, as described in the attached Exhibit "A", containing approximately 55.117 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.

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

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

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

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

City of Westlake
JohnPaul O' Connor, Mayor

Zoie Burgess, City Clerk

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



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

STAFF MEMORANDUM

DATE: 7/17/2023
PETITION NO.: ENG-2023-03
DESCRIPTION: Review of Plat for Pines of Westlake (Pod V) – Phase II
APPLICANT: Cotleur and Hearing
OWNER: Minto PBLH, LLC
REQUEST: Owner (Minto PBLH, LLC) is requesting approval of the Plat for Pines of Westlake (Pod V) – Phase II

Final Recommendation

The Office of the City Engineer has reviewed the documents associated with the application referenced above and recommends approval by the Council. The Board of Supervisors approval of the subject referenced plat is scheduled for August 1, 2023 and approval by the Seminole Improvement District’s Engineering Department is scheduled for August 7, 2023.

Discussion

This submittal is for The Pines of Westlake – Phase II, which will contain 55.117 acres and 232 single-family lots. The Pines of Westlake – Phase II, is located in the northeast portion of Westlake, east of both East Town Center Parkway and Pod R-2 Woodlands of Westlake, and south of Golden Grove Elementary School and Western Pine Middle School, as shown in the graphics below. The primary access points to The Pines of Westlake – Phase II community will be on East Town Center Parkway & River Bend Drive from the west of the pod.

Location Map





POD V - PHASE II

The Pines of Westlake – Phase II will include a variety of single-family products being offered. The lots will be available with a lot depth of 125 and 131 feet. Phase II will contain a limited number of back-to-back lots which will provide for additional affordability and diversity. The back-to-back lots are 131 feet to provide additional room for landscaping buffering between homes.

Phase II will maintain a minimum 50-foot buffer along its north and east boundary adjacent to Loxahatchee Groves. A gracious lake system provides buffering along these boundaries. The Buffer is consistent with the existing Development Order and exceeds the minimum requirements of the City’s Comprehensive Plan. Consistent with the requirements of FLU Policy 1.6.4 no multi-family dwelling units are proposed within 400 feet. The closest single-family residential lot is greater than 150’ feet from the City boundary.

All drainage and water management systems within Minto Westlake will be owned and operated by SID. It is proposed that Pod V runoff be directed to on-site inlets and storm sewer and the connected to the Master Drainage System for water quality treatment and attenuation. Legal positive outfall is available via connection to the Master Drainage System which discharges to the SID canal system.

Pod V has a Residential 1 and Residential 2 land use designation and R-1 and R-2 zoning designation. In total, Pod V will contain a total of 446 single family home sites at a gross density of 2.37 dwelling units per acre. Phase I will contain 214 homesites consisting of 155, 50-foot-widelots and 59, 65-foot-wide lots. Phase II will contain 232 single family homesites consisting of all 50-foot-wide lots.

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

Review Criteria

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

Conclusion

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

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

DESCRIPTION: PINES OF WESTLAKE – PHASE 2

DESCRIPTION:

KNOW ALL MEN BY THESE PRESENTS THAT MINTO PBLH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN AND DESCRIBED HEREON AS THE PINES OF WESTLAKE - PHASE II, A SUBDIVISION IN SECTION 5, TOWNSHIP 43 SOUTH, RANGE 41 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF TRACT "V", THE PINES OF WESTLAKE - PHASE I, PLAT BOOK 136, PAGES 3 THROUGH 21, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 5, TOWNSHIP 43 SOUTH, RANGE 41 EAST; THENCE S.88°40'55"W., ALONG THE NORTH LINE OF SAID SECTION 5, TOWNSHIP 43 SOUTH, RANGE 41 EAST, A DISTANCE OF 2240.94 FEET; THENCE S.01°19'05"E., DEPARTING SAID NORTH LINE OF SECTION 5, A DISTANCE OF 1758.01 FEET TO A POINT ON THE NORTHERLY LINE OF TRACT "V", AS SHOWN ON THE PINES OF WESTLAKE - PHASE I, RECORDED IN PLAT BOOK 136, PAGES 3 THROUGH 21, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID POINT BEING A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 325.00 FEET AND A RADIAL BEARING OF N.15°55'35"E., AT SAID INTERSECTION, AND THE POINT OF BEGINNING; THENCE BY THE FOLLOWING SIX (6) COURSES BEING ALONG SAID NORTHERLY LINE OF TRACT "V": 1) THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°16'35", A DISTANCE OF 115.01 FEET TO A POINT OF TANGENCY; 2) THENCE N.85°39'00"E., A DISTANCE OF 203.49 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, WITH A RADIUS OF 2150.00 FEET; 3) THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°25'58", A DISTANCE OF 166.33 FEET TO A POINT OF TANGENCY; 4) THENCE S.89°55'02"E., A DISTANCE OF 796.19 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 570.00 FEET; 5) THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 22°39'56", A DISTANCE OF 225.49 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 250.00 FEET; 6) THENCE EASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 34°25'41", A DISTANCE OF 150.22 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 180.00 FEET, ALSO A POINT ON THE EASTERLY LINE OF SAID TRACT "V": THENCE BY THE FOLLOWING FOUR (4) COURSES BEING ALONG SAID EASTERLY LINE OF TRACT "V": 1) THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 120°37'16", A DISTANCE OF 378.94 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, WITH A RADIUS OF 350.00 FEET; 2) THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 29°09'06", A DISTANCE OF 178.08 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 570.00 FEET; 3) THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°07'23", A DISTANCE OF 120.60 FEET TO A POINT OF TANGENCY AND REFERENCE POINT "A"; 4) THENCE S.01°54'46"W., A DISTANCE OF 769.80 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID TRACT "V"; THENCE BY THE FOLLOWING NINE (9) COURSES BEING ALONG SAID SOUTHERLY LINE OF TRACT "V": 1) THENCE N.88°05'14"W., A

DISTANCE OF 125.00 FEET; 2) THENCE S.01°54'46"W., A DISTANCE OF 60.00 FEET; 3) THENCE N.88°05'14"W., A DISTANCE OF 683.07 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 2332.00 FEET; 4) THENCE WESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°05'14", A DISTANCE OF 288.46 FEET TO A POINT OF TANGENCY; 5) THENCE N.81°00'00"W., A DISTANCE OF 224.30 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, WITH A RADIUS OF 968.00 FEET; 6) THENCE WESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°00'00", A DISTANCE OF 253.42 FEET TO A POINT OF TANGENCY; 7) THENCE S.84°00'00"W., A DISTANCE OF 255.85 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, WITH A RADIUS OF 982.00 FEET; 8) THENCE WESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°57'44", A DISTANCE OF 222.16 FEET TO A POINT OF TANGENCY; 9) THENCE N.83°02'16"W., A DISTANCE OF 51.59 FEET TO A POINT ON THE WESTERLY LINE OF SAID TRACT "V"; THENCE BY THE FOLLOWING NINE (9) COURSES BEING ALONG SAID WESTERLY LINE OF TRACT "V": 1) THENCE N.06°57'44"E., A DISTANCE OF 45.00 FEET; 2) THENCE N.39°48'08"W., A DISTANCE OF 34.25 FEET; 3) THENCE N.03°26'00"E., A DISTANCE OF 212.40 FEET; 4) THENCE N.50°11'52"E., A DISTANCE OF 36.43 FEET; 5) THENCE N.00°04'08"W., A DISTANCE OF 50.38 FEET; 6) THENCE S.83°02'16"E., A DISTANCE OF 70.84 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 625.00 FEET; 7) THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°49'45", A DISTANCE OF 30.86 FEET TO A NON-TANGENT INTERSECTION; 8) THENCE N.03°26'00"E., A DISTANCE OF 116.45 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, WITH A RADIUS OF 575.00 FEET; 9) THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°51'12", A DISTANCE OF 8.56 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTH, WITH A RADIUS OF 500.00 FEET AND A RADIAL BEARING OF N.04°18'02"E., AT SAID INTERSECTION, ALSO A POINT ON THE BOUNDARY OF WATER MANAGEMENT TRACT #5, AS SHOWN ON SAID PLAT; THENCE BY THE FOLLOWING EIGHT (8) COUSES BEING BY THE SOUTHERLY, EASTERLY AND NORTHERLY BOUNDARY OF SAID WATER MANAGEMENT TRACT #5: 1) THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°18'02", A DISTANCE OF 89.89 FEET TO A POINT OF TANGENCY; 2) THENCE N.84°00'00"E., A DISTANCE OF 255.85 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, WITH A RADIUS OF 1450.00 FEET; 3) THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°47'31", A DISTANCE OF 197.20 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 2850.00 FEET AND A RADIAL BEARING OF N.85°14'15"W., AT SAID INTERSECTION; 4) THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°40'47", A DISTANCE OF 232.78 FEET TO A POINT OF TANGENCY; 5) THENCE N.00°04'58"E., A DISTANCE OF 302.95 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHEAST, WITH A RADIUS OF 1850.00 FEET AND A RADIAL BEARING OF S.02°12'52"E., AT SAID INTERSECTION; 6) THENCE WESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°10'08", A DISTANCE OF 70.03 FEET TO A POINT OF TANGENCY; 7) THENCE S.85°39'00"W., A DISTANCE OF 202.42 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, WITH A RADIUS OF 625.00 FEET; 8) THENCE WESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°47'48", A DISTANCE OF 106.87 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 625.00 FEET; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°57'23", A DISTANCE OF 130.42 FEET TO A NON-TANGENT INTERSECTION, ALSO A POINT ON THE WESTERLY LINE OF SAID TRACT "V"; THENCE BY THE FOLLOWING SEVEN (7) COURSES BEING ALONG SAID WESTERLY LINE OF TRACT "V": 1) THENCE N.16°37'40"E., A DISTANCE OF 19.32 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE

TO THE SOUTHEAST, WITH A RADIUS OF 1275.00 FEET; 2) THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°22'31", A DISTANCE OF 75.11 FEET TO A POINT OF TANGENCY; 3) THENCE N.20°00'11"E., A DISTANCE OF 7.39 FEET; 4) THENCE N.62°16'14"E., A DISTANCE OF 33.63 FEET; 5) THENCE N.14°32'16"E., A DISTANCE OF 50.00 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 450.00 FEET AND A RADIAL BEARING OF N.14°32'16"E., AT SAID INTERSECTION; 6) THENCE WESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°23'19", A DISTANCE OF 10.91 FEET TO A NON-TANGENT INTERSECTION; 7) THENCE N.15°55'35"E., A DISTANCE OF 125.00 FEET TO THE POINT OF BEGINNING.

CONTAINING: 2,400,920 SQUARE FEET OR 55.117 ACRES, MORE OR LESS.

LESS AND EXCEPT:

A PARCEL OF LAND BEING ALL OF WATER MANAGEMENT TRACT #6, AS SHOWN ON THE PINES OF WESTLAKE - PHASE I, PLAT BOOK 136, PAGES 3 THROUGH 21, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT SAID REFERENCE POINT "A", SAID POINT BEING ON THE EASTERLY LINE OF TRACT "V", THE PINES OF WESTLAKE - PHASE I, PLAT BOOK 136, PAGES 3 THROUGH 21, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE N.88°05'14"W., A DISTANCE OF 300.00 FEET TO A POINT ON BOUNDARY OF SAID WATER MANAGEMENT TRACT #6, ALSO THE POINT OF BEGINNING WATER MANAGEMENT TRACT #6; THENCE S.01°54'46"W., A DISTANCE OF 347.80 FEET; THENCE N.88°05'14"W., A DISTANCE OF 530.10 FEET; THENCE N.01°54'46"E., A DISTANCE OF 13.17 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 3462.00 FEET AND A RADIAL BEARING OF N.85°05'01"W., AT SAID INTERSECTION; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°50'02", A DISTANCE OF 292.07 FEET TO A POINT OF TANGENCY; THENCE N.00°04'58"E., A DISTANCE OF 304.43 FEET; THENCE S.89°55'02"E., A DISTANCE OF 258.34 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 270.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 91°49'48", A DISTANCE OF 432.74 FEET TO A POINT OF TANGENCY AND TO THE POINT OF BEGINNING WATER MANAGEMENT TRACT #6.

CONTAINING: 310,342 SQUARE FEET OR 7.124 ACRES, MORE OR LESS.

TOTAL CONTAINING: 2,090,578 SQUARE FEET OR 47.993 ACRES, MORE OR LESS.

Exhibit 'B'
PINES OF WESTLAKE – PHASE II
PLAT

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GINES OF WESTLAKE - PHASE II
A SUBDIVISION IN SECTION 5, TOWNSHIP 43 SOUTH, RANGE 41 EAST, CITY OF WESTLAKE,
PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF TRACT "V", PINES OF WESTLAKE - PHASE I,
PLAT BOOK 136, PAGES 3 THROUGH 21, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LOCATION MAP
No Scale

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

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

JOSEPH ABRUZZO,
CLERK AND COMPTROLLER

BY: _____, D.C.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT MINTO PBLH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN AND DESCRIBED HEREON AS PINES OF WESTLAKE - PHASE II, A SUBDIVISION IN SECTION 5, TOWNSHIP 43 SOUTH, RANGE 41 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF TRACT "V", PINES OF WESTLAKE - PHASE I, PLAT BOOK 136, PAGES 3 THROUGH 21, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 5, TOWNSHIP 43 SOUTH, RANGE 41 EAST; THENCE S.88°40'55"W., ALONG THE NORTH LINE OF SAID SECTION 5, TOWNSHIP 43 SOUTH, RANGE 41 EAST, A DISTANCE OF 2240.94 FEET; THENCE S.01°19'05"E., DEPARTING SAID NORTH LINE OF SECTION 5, A DISTANCE OF 1758.01 FEET TO A POINT ON THE NORTHERLY LINE OF TRACT "V"; AS SHOWN ON PINES OF WESTLAKE - PHASE I, RECORDED IN PLAT BOOK 136, PAGES 3 THROUGH 21, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID POINT BEING A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 325.00 FEET AND A RADIAL BEARING OF N.15°55'35"E., AT SAID INTERSECTION, AND THE **POINT OF BEGINNING**; THENCE ALONG THE NORTHERLY LINE OF SAID TRACT "V", FOR THE FOLLOWING SIX (6) COURSES: 1) THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°16'35", A DISTANCE OF 115.01 FEET TO A POINT OF TANGENCY; 2) THENCE N.85°39'00"E., A DISTANCE OF 203.49 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, WITH A RADIUS OF 2150.00 FEET; 3) THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°25'58", A DISTANCE OF 166.33 FEET TO A POINT OF TANGENCY; 4) THENCE S.89°55'02"E., A DISTANCE OF 796.19 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 570.00 FEET; 5) THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 22°39'56", A DISTANCE OF 225.49 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 250.00 FEET; 6) THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 34°25'41", A DISTANCE OF 150.22 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 180.00 FEET, ALSO A POINT ON THE EASTERLY LINE OF SAID TRACT "V"; THENCE ALONG THE EASTERLY LINE OF SAID TRACT "V", FOR THE FOLLOWING FOUR (4) COURSES: 1) THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 120°37'16", A DISTANCE OF 378.94 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, WITH A RADIUS OF 350.00 FEET; 2) THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 29°09'06", A DISTANCE OF 178.08 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 570.00 FEET; 3) THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°07'23", A DISTANCE OF 120.60 FEET TO A POINT OF TANGENCY AND **REFERENCE POINT "A"**; 4) THENCE S.01°54'46"W., A DISTANCE OF 769.80 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID TRACT "V", THENCE ALONG THE SOUTHERLY LINE OF SAID TRACT "V", FOR THE FOLLOWING NINE (9) COURSES: 1) THENCE N.88°05'14"W., A DISTANCE OF 125.00 FEET; 2) THENCE S.01°54'46"W., A DISTANCE OF 60.00 FEET; 3) THENCE N.88°05'14"W., A DISTANCE OF 683.07 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 2332.00 FEET; 4) THENCE WESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°05'14", A DISTANCE OF 288.46 FEET TO A POINT OF TANGENCY; 5) THENCE N.81°00'00"W., A DISTANCE OF 224.30 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, WITH A RADIUS OF 968.00 FEET; 6) THENCE WESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°00'00", A DISTANCE OF 253.42 FEET TO A POINT OF TANGENCY; 7) THENCE S.84°00'00"W., A DISTANCE OF 255.85 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, WITH A RADIUS OF 982.00 FEET; 8) THENCE WESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°57'44", A DISTANCE OF 222.16 FEET TO A POINT OF TANGENCY; 9) THENCE N.83°02'16"W., A DISTANCE OF 51.59 FEET TO A POINT ON THE WESTERLY LINE OF SAID TRACT "V"; THENCE ALONG THE WESTERLY LINE OF SAID TRACT "V", FOR THE FOLLOWING NINE (9) COURSES: 1) THENCE N.06°57'44"E., A DISTANCE OF 45.00 FEET; 2) THENCE N.39°48'09"W., A DISTANCE OF 34.25 FEET; 3) THENCE N.03°26'00"E., A DISTANCE OF 212.40 FEET; 4) THENCE N.50°11'52"E., A DISTANCE OF 36.43 FEET; 5) THENCE N.00°04'08"W., A DISTANCE OF 50.38 FEET; 6) THENCE S.83°02'16"E., A DISTANCE OF 70.84 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 625.00 FEET; 7) THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°49'45", A DISTANCE OF 30.86 FEET TO A NON-TANGENT INTERSECTION; 8) THENCE N.03°26'00"E., A DISTANCE OF 116.45 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, WITH A RADIUS OF 575.00 FEET; 9) THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°51'12", A DISTANCE OF 8.56 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTH, WITH A RADIUS OF 500.00 FEET AND A RADIAL BEARING OF N.04°18'02"E., AT SAID INTERSECTION, ALSO A POINT ON THE BOUNDARY OF WATER MANAGEMENT TRACT #5, AS SHOWN ON SAID PLAT; THENCE ALONG THE SOUTHERLY, EASTERLY AND NORTHERLY BOUNDARY LINES OF SAID WATER MANAGEMENT TRACT #5, FOR THE FOLLOWING EIGHT (8) COURSES: 1) THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°18'02", A DISTANCE OF 89.89 FEET TO A POINT OF TANGENCY; 2) THENCE N.84°00'00"E., A DISTANCE OF 255.85 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, WITH A RADIUS OF 1450.00 FEET; 3) THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°47'31", A DISTANCE OF 197.20 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 2850.00 FEET AND A RADIAL BEARING OF N.85°14'15"W., AT SAID INTERSECTION; 4) THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°40'47", A DISTANCE OF 232.78 FEET TO A POINT OF TANGENCY; 5) THENCE N.00°04'58"E., A DISTANCE OF 302.95 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHEAST, WITH A RADIUS OF 1850.00 FEET AND A RADIAL BEARING OF S.02°12'52"E., AT SAID INTERSECTION; 6) THENCE WESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°10'08", A DISTANCE OF 70.03 FEET TO A NON-TANGENT INTERSECTION; 7) THENCE S.85°39'00"W., A DISTANCE OF 202.42 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, WITH A RADIUS OF 625.00 FEET; 8) THENCE WESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°47'48", A DISTANCE OF 106.87 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 625.00 FEET; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°57'23", A DISTANCE OF 130.42 FEET TO A NON-TANGENT INTERSECTION, ALSO A POINT ON THE WESTERLY LINE OF SAID TRACT "V"; THENCE ALONG THE WESTERLY LINE OF SAID TRACT "V", FOR THE FOLLOWING SEVEN (7) COURSES: 1) THENCE N.16°37'40"E., A DISTANCE OF 19.32 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, WITH A RADIUS OF 1275.00 FEET; 2) THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°22'31", A DISTANCE OF 75.11 FEET TO A POINT OF TANGENCY; 3) THENCE N.20°00'11"E., A DISTANCE OF 7.39 FEET; 4) THENCE N.62°16'14"E., A DISTANCE OF 33.63 FEET; 5) THENCE N.14°32'16"E., A DISTANCE OF 50.00 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 450.00 FEET AND A RADIAL BEARING OF N.14°32'16"E., AT SAID INTERSECTION; 6) THENCE WESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°23'19", A DISTANCE OF 10.91 FEET TO A NON-TANGENT INTERSECTION; 7) THENCE N.15°55'35"E., A DISTANCE OF 125.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 2,400,920 SQUARE FEET OR 55.117 ACRES, MORE OR LESS.

LESS AND EXCEPT:

A PARCEL OF LAND BEING ALL OF WATER MANAGEMENT TRACT #6, AS SHOWN ON PINES OF WESTLAKE - PHASE I, PLAT BOOK 136, PAGES 3 THROUGH 21, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT SAID **REFERENCE POINT "A"**, SAID POINT BEING ON THE EASTERLY LINE OF TRACT "V", PINES OF WESTLAKE - PHASE I, PLAT BOOK 136, PAGES 3 THROUGH 21, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE N.88°05'14"W., A DISTANCE OF 300.00 FEET TO A POINT ON BOUNDARY OF SAID WATER MANAGEMENT TRACT #6, ALSO THE **POINT OF BEGINNING** WATER MANAGEMENT TRACT #6; THENCE S.01°54'46"W., A DISTANCE OF 347.80 FEET; THENCE N.88°05'14"W., A DISTANCE OF 530.10 FEET; THENCE N.01°54'46"E., A DISTANCE OF 13.17 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 3462.00 FEET AND A RADIAL BEARING OF N.85°05'01"W., AT SAID INTERSECTION; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°50'02", A DISTANCE OF 292.07 FEET TO A POINT OF TANGENCY; THENCE N.00°04'58"E., A DISTANCE OF 304.43 FEET; THENCE S.89°55'02"E., A DISTANCE OF 258.34 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 270.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 91°49'48", A DISTANCE OF 432.74 FEET TO A POINT OF TANGENCY AND TO THE **POINT OF BEGINNING WATER MANAGEMENT TRACT #6**.

CONTAINING: 310,342 SQUARE FEET OR 7.124 ACRES, MORE OR LESS.

TOTAL CONTAINING: 2,090,578 SQUARE FEET OR 47.993 ACRES, MORE OR LESS.

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

ROAD RIGHT-OF-WAY

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

OPEN SPACE TRACTS

TRACTS O.S.T. #14 THROUGH O.S.T. #16, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE PINES OF WESTLAKE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, IN FEE SIMPLE, FOR OPEN SPACE PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WESTLAKE.

LAKE MAINTENANCE ACCESS EASEMENTS

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

UTILITY EASEMENTS

ALL UTILITY EASEMENTS DESCRIBED ON THIS PLAT ARE PRIVATE NON-EXCLUSIVE EASEMENTS UNLESS EXPRESSLY STATED OTHERWISE THEREIN. ALL UTILITY RIGHTS AND EASEMENTS ESTABLISHED BY OR RESERVED BY THIS PLAT ARE HEREBY DEDICATED IN PERPETUITY TO THE SEMINOLE IMPROVEMENT DISTRICT, (A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ESTABLISHED PURSUANT TO CHAPTERS 189 AND 298, FLORIDA STATUTES, AS A PUBLIC UTILITY PROVIDER OF WATER, SEWER AND RECLAIMED WATER), ITS SUCCESSORS AND ASSIGNS, SUBJECT TO THOSE CERTAIN 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 ("FP&L"), A NON-EXCLUSIVE EASEMENT FOREVER OVER, UNDER, IN, ON, UPON AND ACROSS THE UTILITY EASEMENTS DESCRIBED ON THE PLAT, FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF UNDERGROUND ELECTRIC UTILITY FACILITIES (INCLUDING CABLES, CONDUITS, APPURTENANT EQUIPMENT, AND APPURTENANT ABOVE-GROUND EQUIPMENT) TO BE INSTALLED FROM TIME TO TIME, TOGETHER WITH THE RIGHT TO PERMIT FLORIDA POWER & LIGHT TO ATTACH OR PLACE WIRES TO OR WITHIN ANY FACILITIES HEREUNDER AND LAY CABLE AND CONDUIT WITHIN THE EASEMENT AREA AND TO OPERATE THE SAME FOR FLORIDA POWER & LIGHTS COMMUNICATIONS PURPOSES IN CONNECTION WITH ELECTRIC SERVICE AND THE RIGHT OF INGRESS AND EGRESS TO THE UTILITY EASEMENTS AT ALL TIMES.

DRAINAGE EASEMENTS

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

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

DRAINAGE EASEMENTS (PRIVATE)

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

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

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

WITNESS: _____ MINTO PBLH, LLC
A FLORIDA LIMITED LIABILITY COMPANY

PRINT NAME: _____ BY: _____

WITNESS: _____ JOHN F. CARTER, MANAGER

PRINT NAME: _____

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

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

MY COMMISSION EXPIRES: _____ SIGNATURE _____

(PRINT NAME) - NOTARY PUBLIC

(SEAL)

ACCEPTANCE OF DEDICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

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

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

PRINT NAME: _____ BY: _____

SCOTT MASSEY, PRESIDENT

PRINT NAME: _____

WITNESS: _____

PRINT NAME: _____

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

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

MY COMMISSION EXPIRES: _____ SIGNATURE _____

(PRINT NAME) - NOTARY PUBLIC

(SEAL)

ACCEPTANCE OF DEDICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

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

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

PRINT NAME: _____ BY: _____

JOHN CARTER, PRESIDENT

WITNESS: _____

PRINT NAME: _____

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

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

MY COMMISSION EXPIRES: _____ SIGNATURE _____

(PRINT NAME) - NOTARY PUBLIC

(SEAL)

SURVEYOR & MAPPER'S CERTIFICATE

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

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

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

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

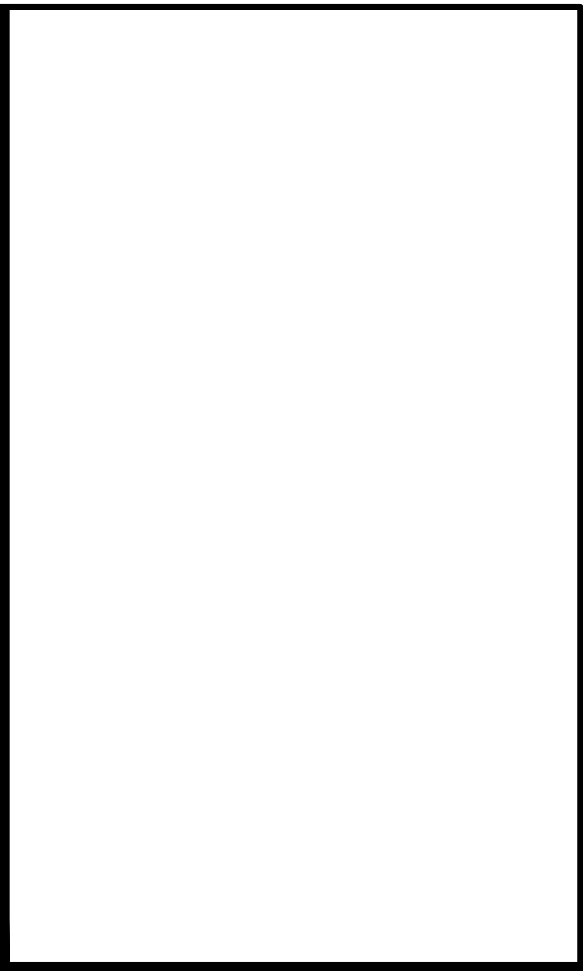
GeoPoint
Surveying, Inc.

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

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

SHEET 1 OF 10 SHEETS

PINES OF WESTLAKE - PHASE II
 A SUBDIVISION IN SECTION 5, TOWNSHIP 43 SOUTH, RANGE 41 EAST, CITY OF WESTLAKE,
 PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF TRACT "V", PINES OF WESTLAKE - PHASE I,
 PLAT BOOK 136, PAGES 3 THROUGH 21, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.



CITY OF WESTLAKE'S APPROVAL

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

ATTEST: _____
 CITY MANAGER, KEN CASSEL

BY: _____
 CITY MAYOR, JOHN PAUL O'CONNOR

AREA TABULATION (IN ACRES)

SINGLE FAMILY LOTS (232 LOTS):	37.449
ROADWAY TRACT (TRACT "A"):	10.372
OPEN SPACE TRACT #14:	0.057
OPEN SPACE TRACT #15:	0.057
OPEN SPACE TRACT #16:	0.057
 TOTAL ACRES, MORE OR LESS:	 47.993

SURVEYORS NOTES

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

TITLE CERTIFICATION

STATE OF FLORIDA
 COUNTY OF MIAMI-DADE

WE, WINSTON & STRAWN LLP, MEMBERS OF THE FLORIDA BAR, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THAT CERTAIN PLAT PROPERTY INFORMATION REPORT PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY (THE "TITLE EVIDENCE") WITH AN EFFECTIVE DATE OF FEBRUARY 27, 2023 AT 5:00 P.M. (THE "EFFECTIVE DATE"), WITH RESPECT TO THE PROPERTY MORE PARTICULARLY DESCRIBED IN THE DESCRIPTION SHOWN HEREON AND INCORPORATED BY REFERENCE HEREIN (THE "PROPERTY").

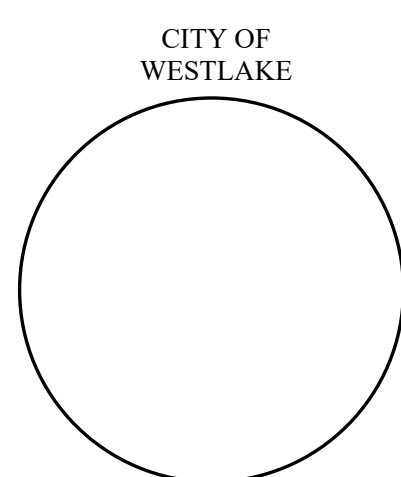
BASED SOLELY ON OUR REVIEW OF THE TITLE EVIDENCE, AND WITHOUT INDEPENDENT INVESTIGATION, WE HEREBY CERTIFY THAT, AS OF THE EFFECTIVE DATE, (1) FEE SIMPLE TITLE TO THE PROPERTY WAS VESTED IN MINTO PBLH, LLC, A FLORIDA LIMITED LIABILITY COMPANY (THE "OWNER"), (2) REAL ESTATE TAXES FOR THE PROPERTY FOR THE YEAR 2022 HAVE BEEN PAID, AND (3) THERE ARE NO RECORDED MORTGAGES ENCUMBERING THE PROPERTY.

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

DATED THIS _____ DAY OF _____, 2023.

WINSTON & STRAWN LLP

BY: _____
 RAFAEL A. AGUILAR, PARTNER



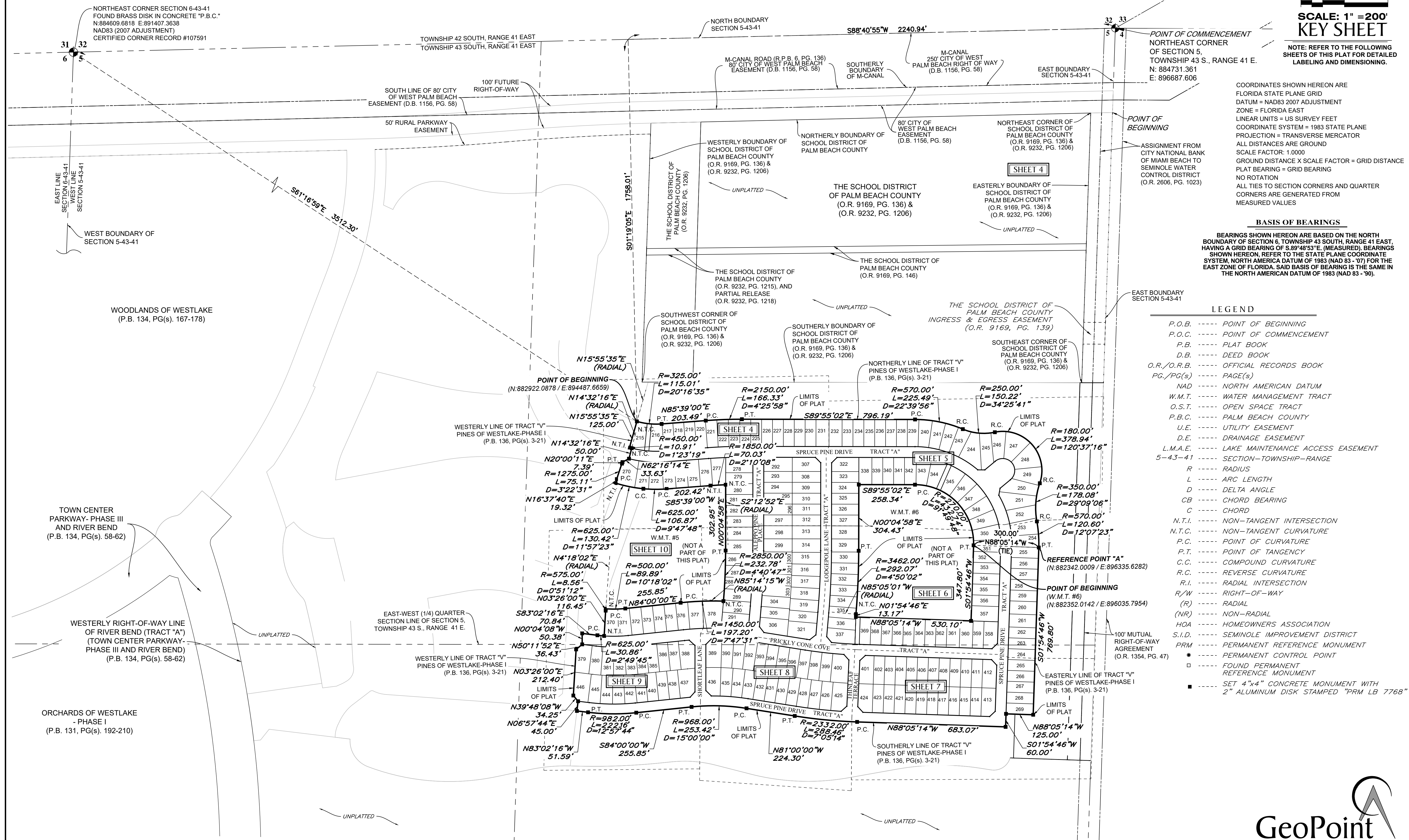
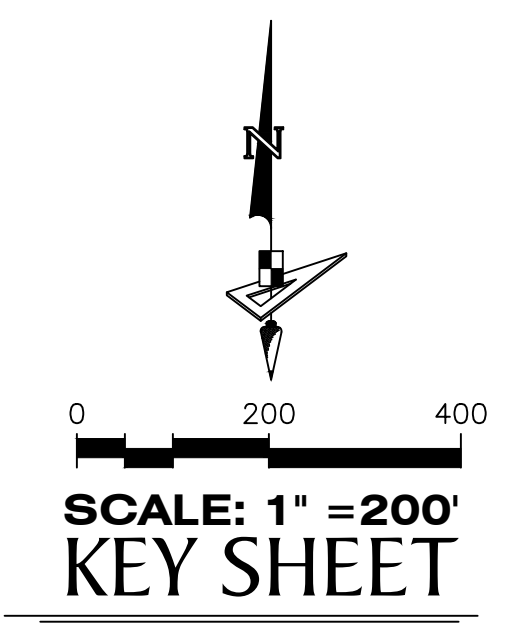
4152 W. Blue Heron Blvd. Phone: (561) 444-2720
 Suite 105 www.geopointsurvey.com
 Riviera Beach, FL 33404 Licensed Business Number LB 7768

PINES OF WESTLAKE - PHASE II

A SUBDIVISION IN SECTION 5, TOWNSHIP 43 SOUTH, RANGE 41 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF TRACT "V", PINES OF WESTLAKE - PHASE I, PLAT BOOK 136, PAGES 3 THROUGH 21, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

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

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



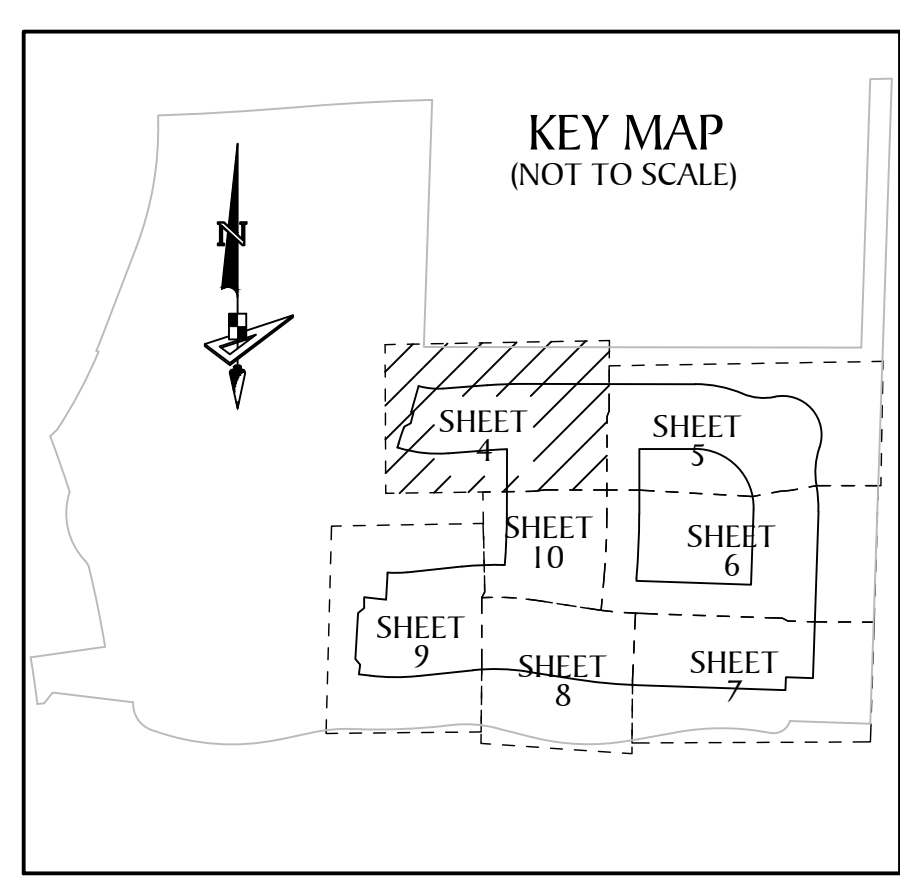
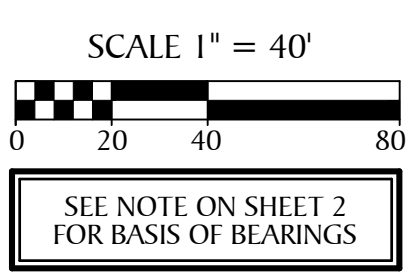
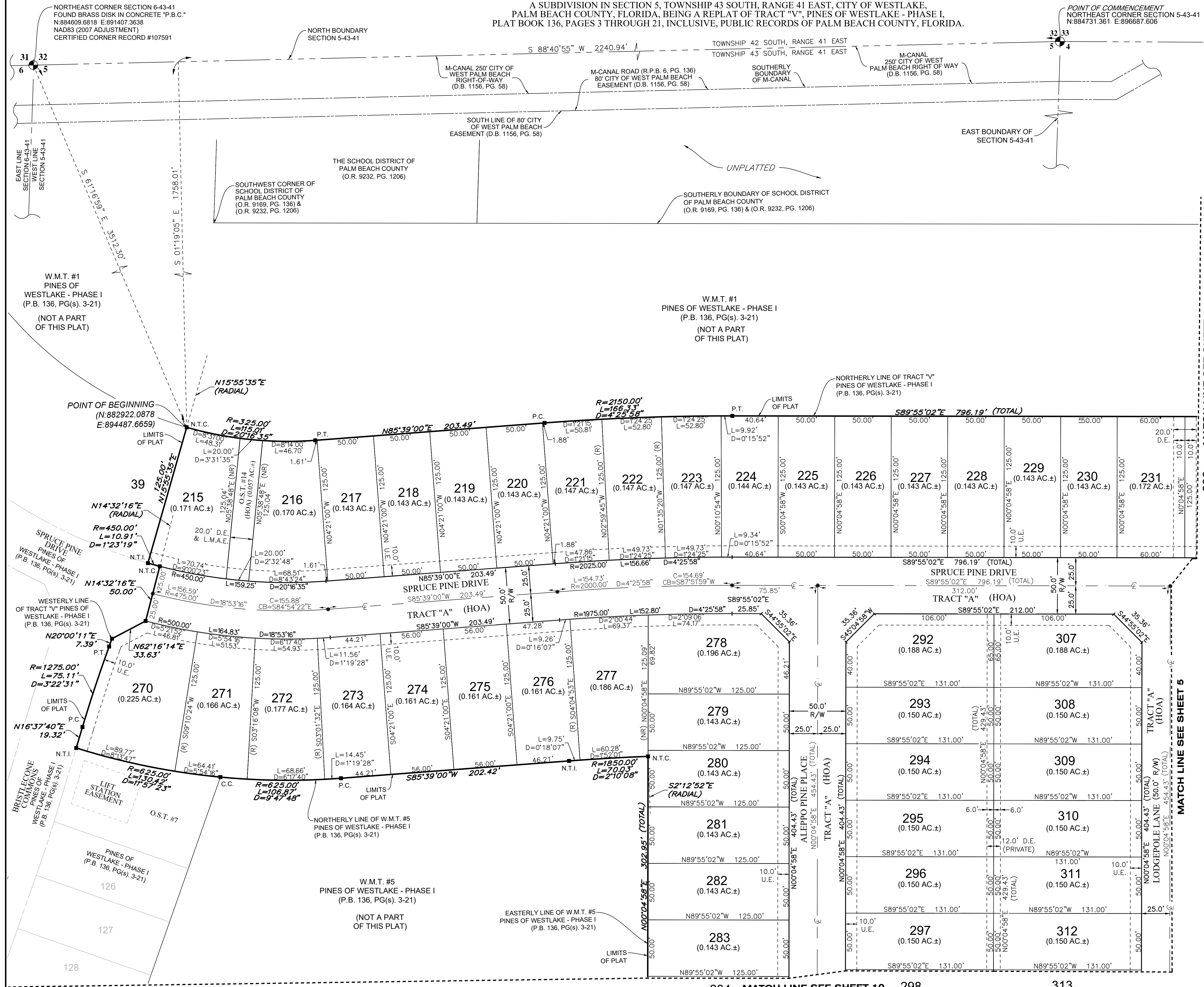
COORDINATES SHOWN HEREON ARE FLORIDA STATE PLANE GRID DATUM = NAD83 2007 ADJUSTMENT ZONE = FLORIDA EAST LINEAR UNITS = US SURVEY FEET COORDINATE SYSTEM = 1983 STATE PLANE PROJECTION = TRANSVERSE MERCATOR ALL DISTANCES ARE GROUND SCALE FACTOR: 1.0000 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE NO ROTATION 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 S.89°48'53"E. (MEASURED), BEARINGS SHOWN HEREON, REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICA DATUM OF 1983 (NAD 83 - 07) FOR THE EAST ZONE OF FLORIDA. SAID BASIS OF BEARING IS THE SAME IN THE NORTH AMERICAN DATUM OF 1983 (NAD 83 - 90).

- LEGEND**
- P.O.B. ----- POINT OF BEGINNING
 - P.O.C. ----- POINT OF COMMENCEMENT
 - P.B. ----- PLAT BOOK
 - D.B. ----- DEED BOOK
 - O.R./O.R.S. ----- OFFICIAL RECORDS BOOK
 - PG./PG(S) ----- PAGE(S)
 - NAD ----- NORTH AMERICAN DATUM
 - W.M.T. ----- WATER MANAGEMENT TRACT
 - O.S.T. ----- OPEN SPACE TRACT
 - P.B.C. ----- PALM BEACH COUNTY
 - U.E. ----- UTILITY EASEMENT
 - D.E. ----- DRAINAGE EASEMENT
 - L.M.A.E. ----- LAKE MAINTENANCE ACCESS EASEMENT
 - 5-43-41 ----- SECTION-TOWNSHIP-RANGE
 - R ----- RADIUS
 - L ----- ARC LENGTH
 - D ----- DELTA ANGLE
 - CB ----- CHORD BEARING
 - C ----- CHORD
 - N.T.I. ----- NON-TANGENT INTERSECTION
 - N.T.C. ----- NON-TANGENT CURVATURE
 - P.C. ----- POINT OF CURVATURE
 - P.T. ----- POINT OF TANGENCY
 - C.C. ----- COMPOUND CURVATURE
 - R.C. ----- REVERSE CURVATURE
 - R.I. ----- RADIAL INTERSECTION
 - R/W ----- RIGHT-OF-WAY
 - (R) ----- RADIAL
 - (NR) ----- NON-RADIAL
 - HOA ----- HOMEOWNERS ASSOCIATION
 - S.I.D. ----- SEMINOLE IMPROVEMENT DISTRICT
 - PRM ----- PERMANENT REFERENCE MONUMENT
 - ----- PERMANENT CONTROL POINT
 - ----- FOUND PERMANENT REFERENCE MONUMENT
 - ----- SET 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 7768"

PINES OF WESTLAKE - PHASE II

A SUBDIVISION IN SECTION 5, TOWNSHIP 43 SOUTH, RANGE 41 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF TRACT "V", PINES OF WESTLAKE - PHASE I, PLAT BOOK 136, PAGES 3 THROUGH 21, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

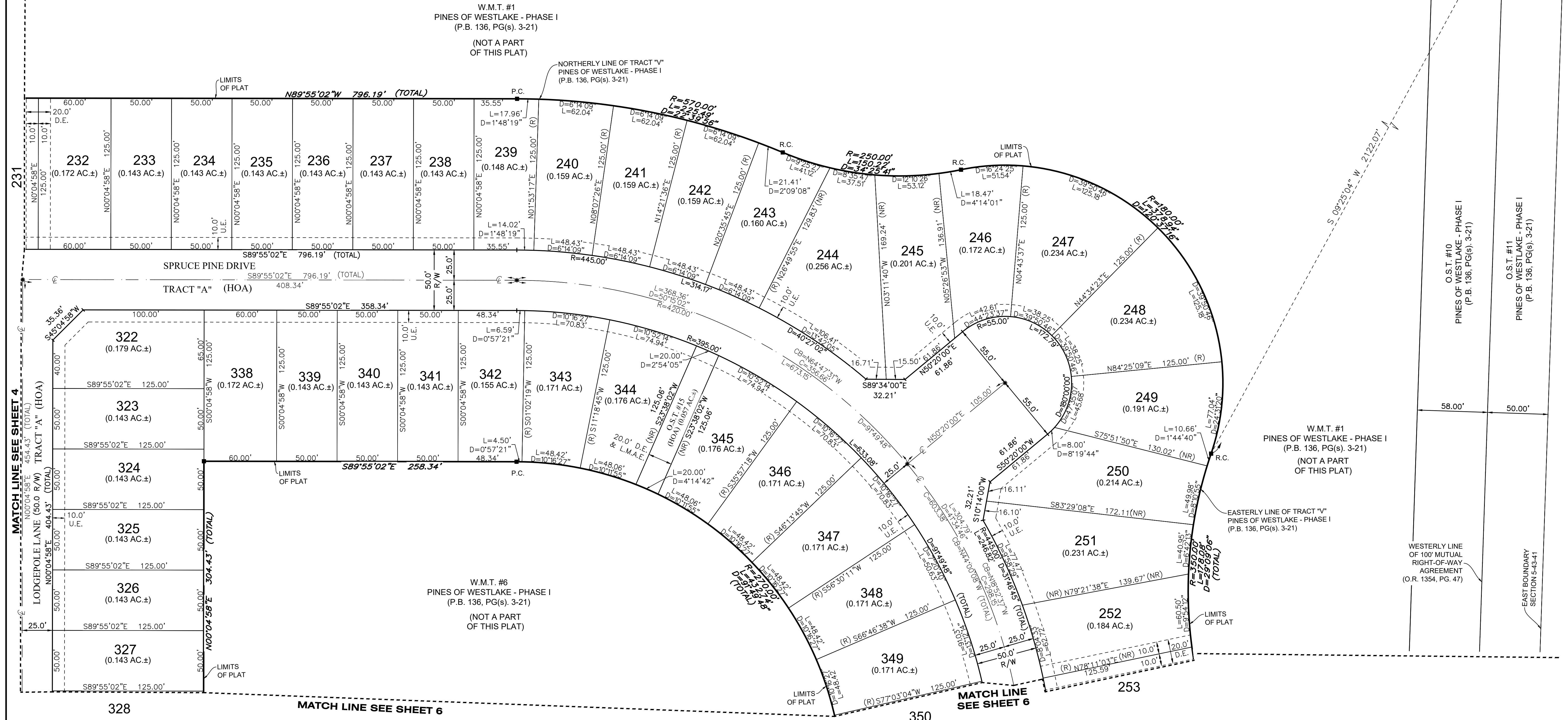
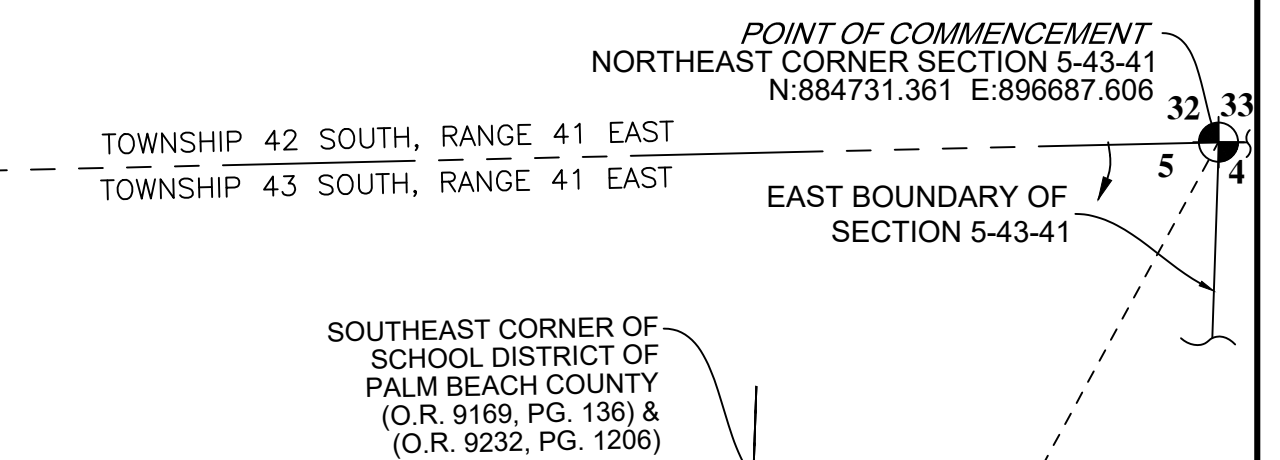
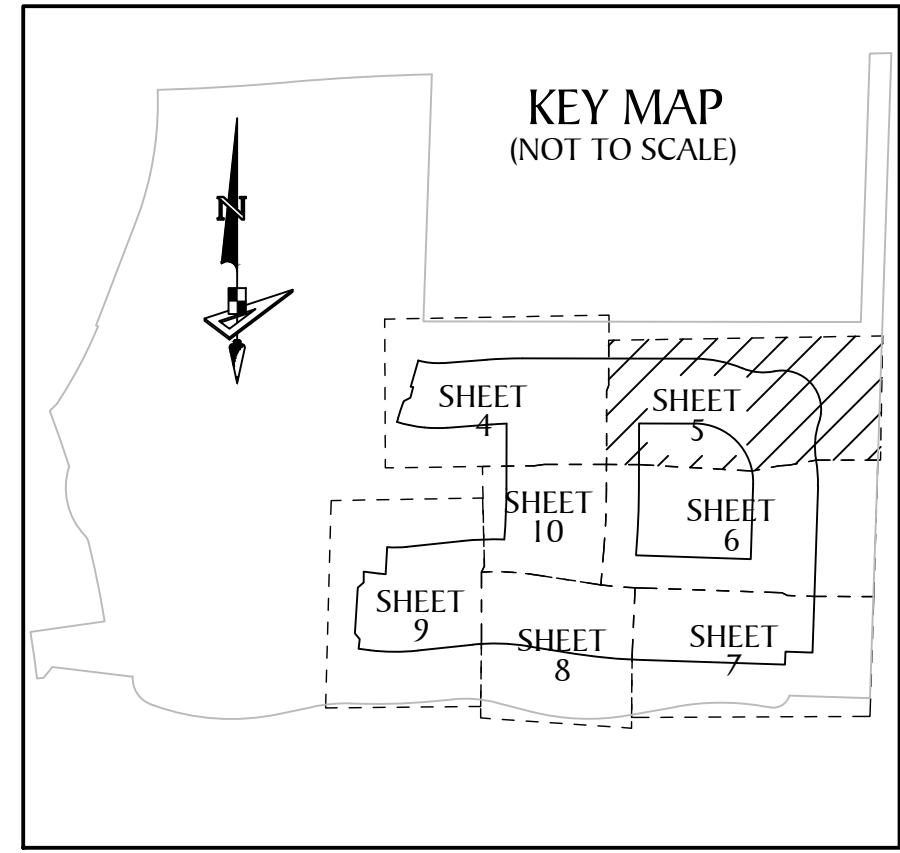
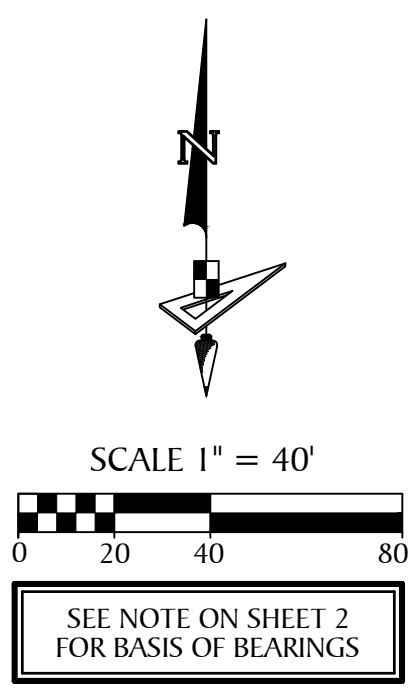


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 - N.T.C. ----- NON-TANGENT CURVATURE
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 - S.I.D. ----- SEMINOLE IMPROVEMENT DISTRICT
 - PRM ----- PERMANENT REFERENCE MONUMENT
 - ----- PERMANENT CONTROL POINT
 - ◻ ----- FOUND PERMANENT REFERENCE MONUMENT
 - ----- SET 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 7768"



PINES OF WESTLAKE - PHASE II

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P.O.B. --- POINT OF BEGINNING	O.S.T. --- OPEN SPACE TRACT	D --- DELTA ANGLE	R.C. --- REVERSE CURVATURE	PRM --- PERMANENT REFERENCE MONUMENT
P.O.C. --- POINT OF COMMENCEMENT	P.B.C. --- PALM BEACH COUNTY	CB --- CHORD BEARING	R.I. --- RADIAL INTERSECTION	● --- PERMANENT CONTROL POINT
P.B. --- PLAT BOOK	U.E. --- UTILITY EASEMENT	C --- CHORD	R/W --- RIGHT-OF-WAY	□ --- FOUND PERMANENT REFERENCE MONUMENT
D.B. --- DEED BOOK	D.E. --- DRAINAGE EASEMENT	N.T.I. --- NON-TANGENT INTERSECTION	(R) --- RADIAL	■ --- SET 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 7768"
O.R./O.R.B. --- OFFICIAL RECORDS BOOK	L.M.A.E. --- LAKE MAINTENANCE ACCESS EASEMENT	N.T.C. --- NON-TANGENT CURVATURE	(NR) --- NON-RADIAL	
PG./PG(S) --- PAGE(S)	5-43-41 --- SECTION-TOWNSHIP-RANGE	P.C. --- POINT OF CURVATURE	HOA --- HOMEOWNERS ASSOCIATION	
NAD --- NORTH AMERICAN DATUM	R --- RADIUS	P.T. --- POINT OF TANGENCY	S.I.D. --- SEMINOLE IMPROVEMENT DISTRICT	
W.M.T. --- WATER MANAGEMENT TRACT	L --- ARC LENGTH	C.C. --- COMPOUND CURVATURE		

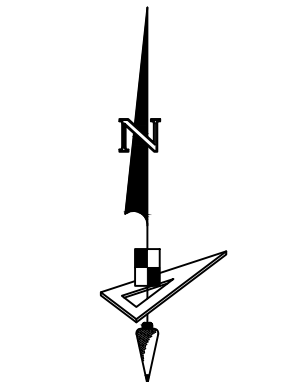
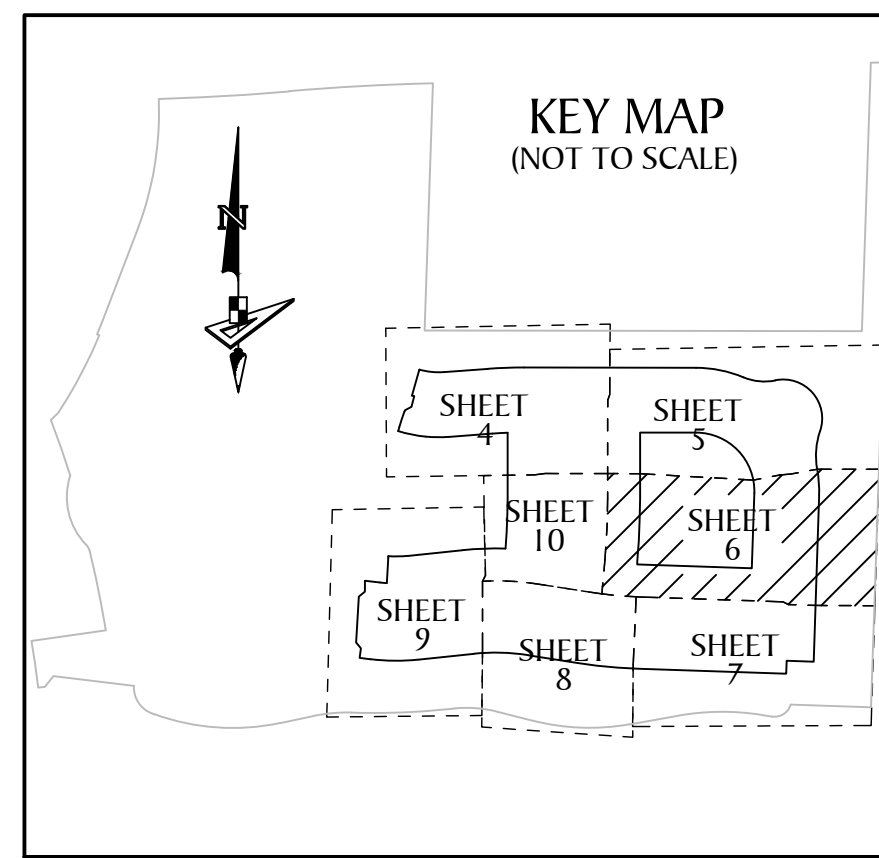
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Riviera Beach, FL 33404

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SHEET 5 OF 10 SHEETS

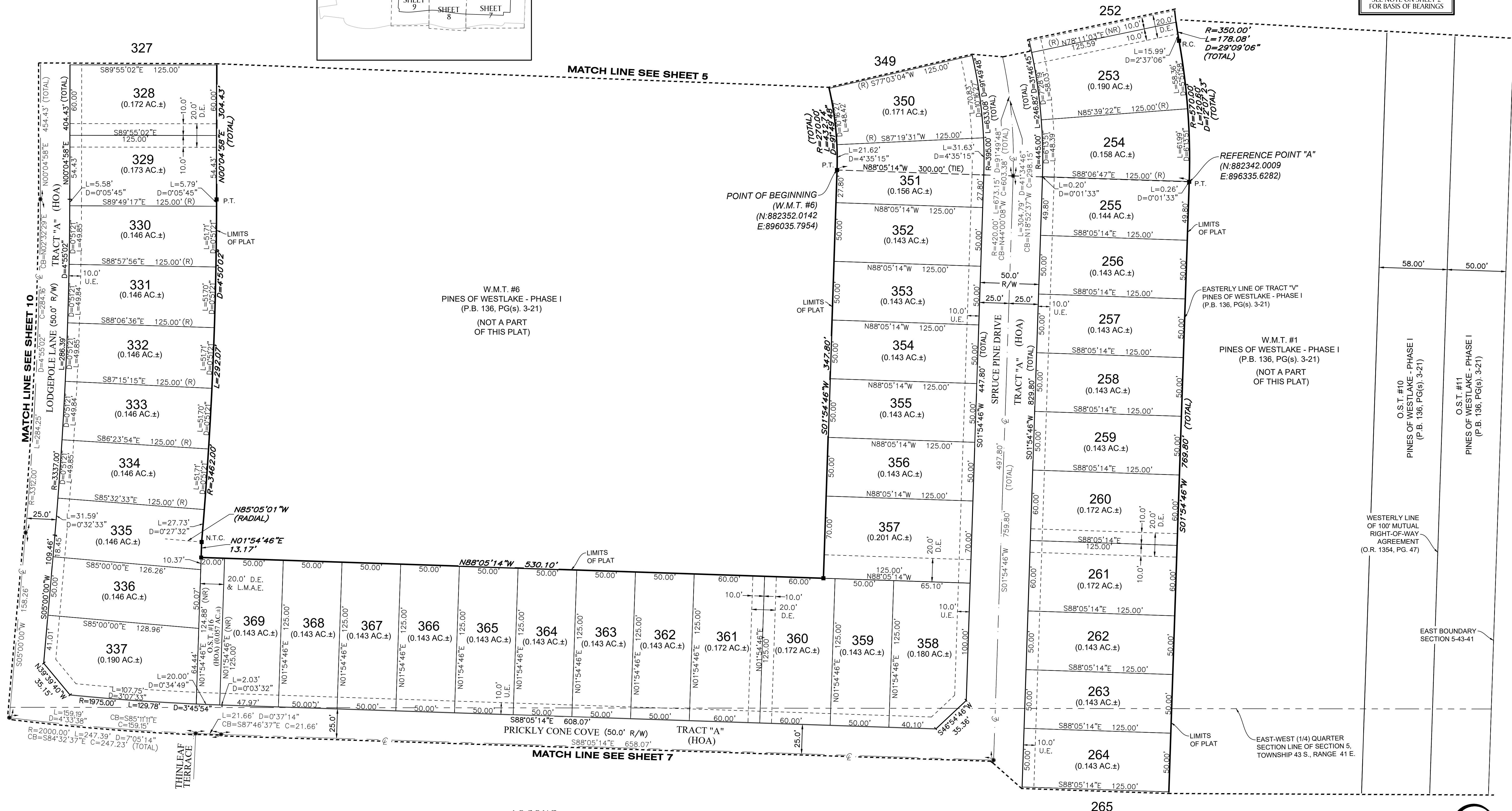
PINES OF WESTLAKE - PHASE II

A SUBDIVISION IN SECTION 5, TOWNSHIP 43 SOUTH, RANGE 41 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF TRACT "V", PINES OF WESTLAKE - PHASE I, PLAT BOOK 136, PAGES 3 THROUGH 21, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.



SCALE 1" = 40'

SEE NOTE ON SHEET 2 FOR BASIS OF BEARINGS



LEGEND

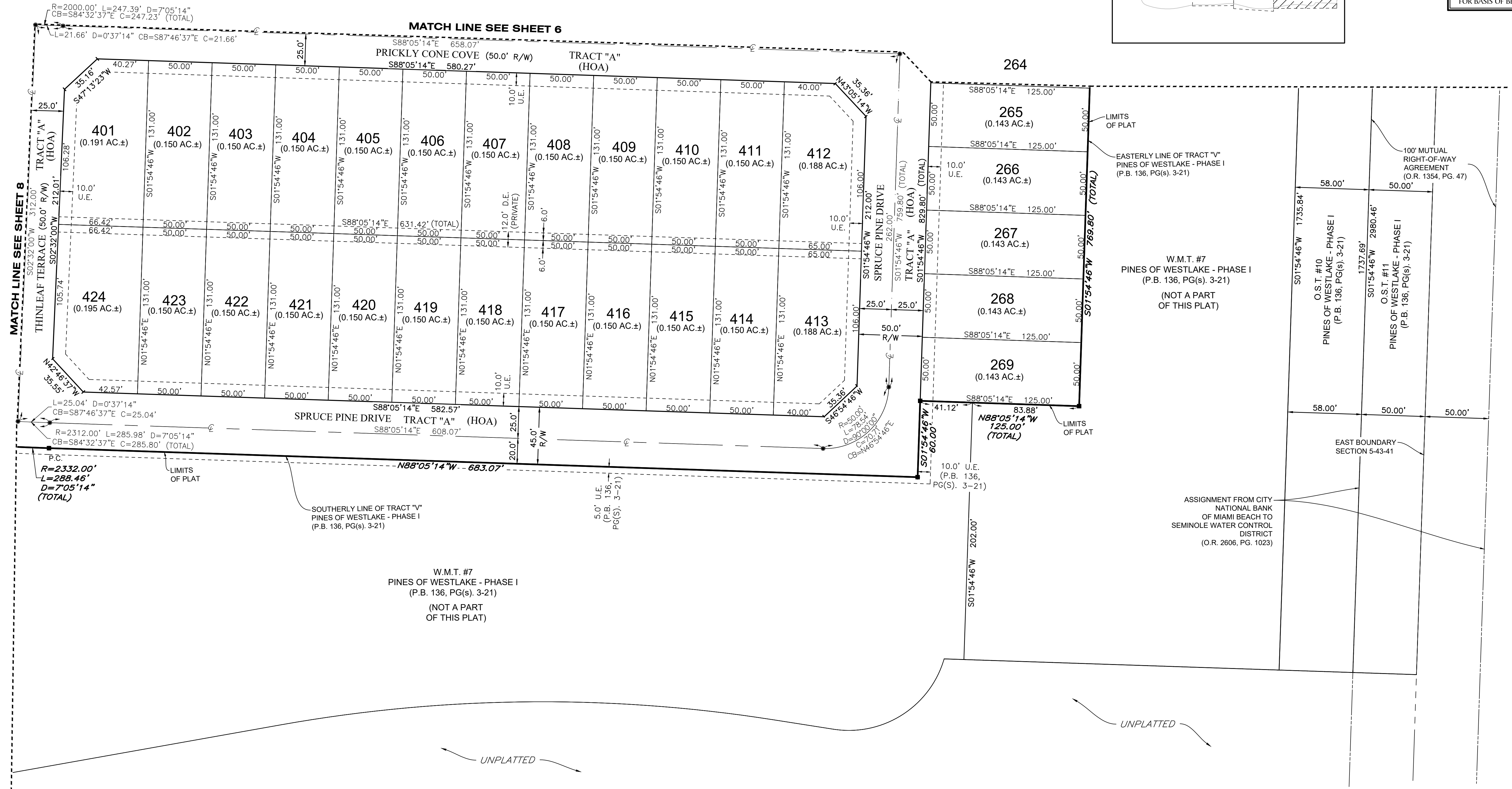
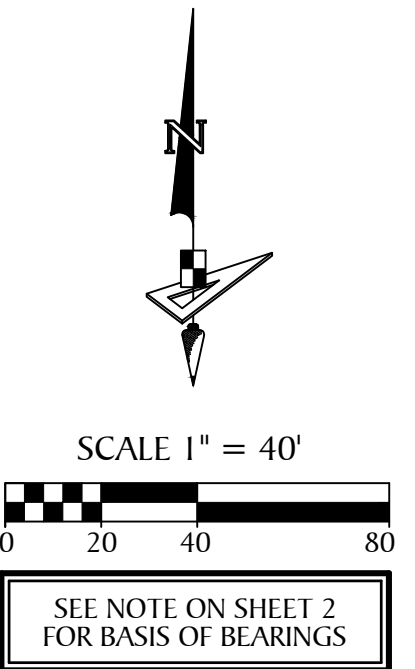
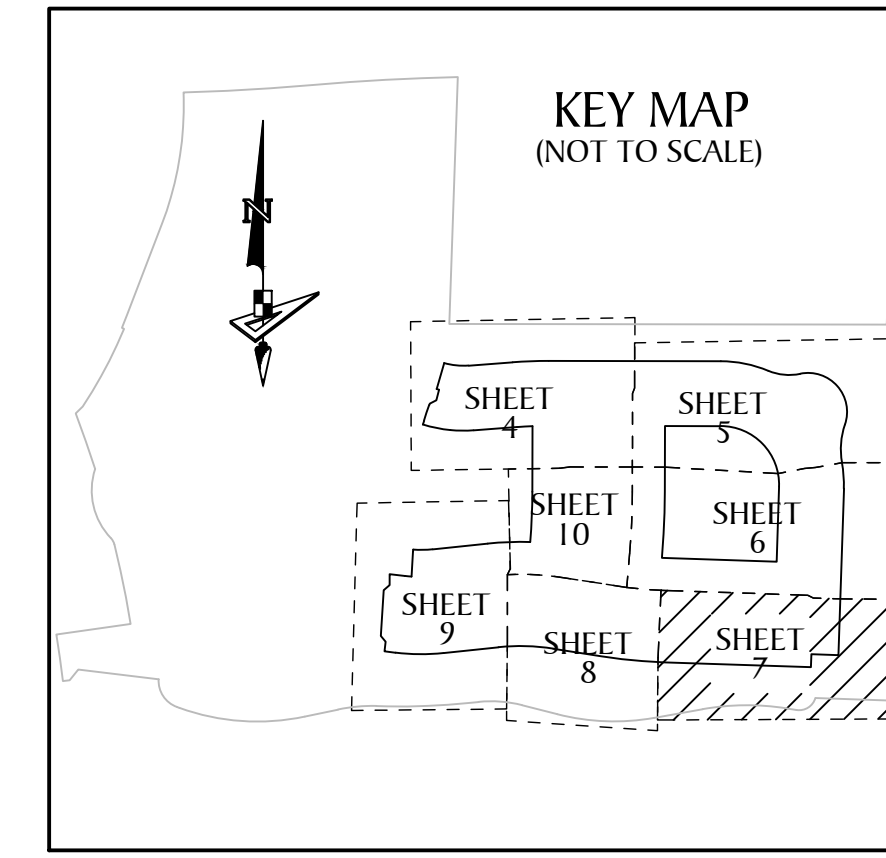
P.O.B. ----- POINT OF BEGINNING	O.S.T. ----- OPEN SPACE TRACT	D ----- DELTA ANGLE	R.C. ----- REVERSE CURVATURE	PRM ----- PERMANENT REFERENCE MONUMENT
P.O.C. ----- POINT OF COMMENCEMENT	P.B.C. ----- PALM BEACH COUNTY	CB ----- CHORD BEARING	R.I. ----- RADIAL INTERSECTION	● ----- PERMANENT CONTROL POINT
P.B. ----- PLAT BOOK	U.E. ----- UTILITY EASEMENT	C ----- CHORD	R/W ----- RIGHT-OF-WAY	□ ----- FOUND PERMANENT REFERENCE MONUMENT
D.B. ----- DEED BOOK	D.E. ----- DRAINAGE EASEMENT	N.T.I. ----- NON-TANGENT INTERSECTION	(R) ----- RADIAL	■ ----- SET 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 7768"
O.R./O.R.B. ----- OFFICIAL RECORDS BOOK	L.M.A.E. ----- LAKE MAINTENANCE ACCESS EASEMENT	N.T.C. ----- NON-TANGENT CURVATURE	(NR) ----- NON-RADIAL	
PG./PG(s) ----- PAGE(S)	5-43-41 ----- SECTION-TOWNSHIP-RANGE	P.C. ----- POINT OF CURVATURE	HOA ----- HOMEOWNERS ASSOCIATION	
NAD ----- NORTH AMERICAN DATUM	R ----- RADIUS	P.T. ----- POINT OF TANGENCY	S.I.D. ----- SEMINOLE IMPROVEMENT DISTRICT	
W.M.T. ----- WATER MANAGEMENT TRACT	L ----- ARC LENGTH	C.C. ----- COMPOUND CURVATURE		

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SHEET 6 OF 10 SHEETS

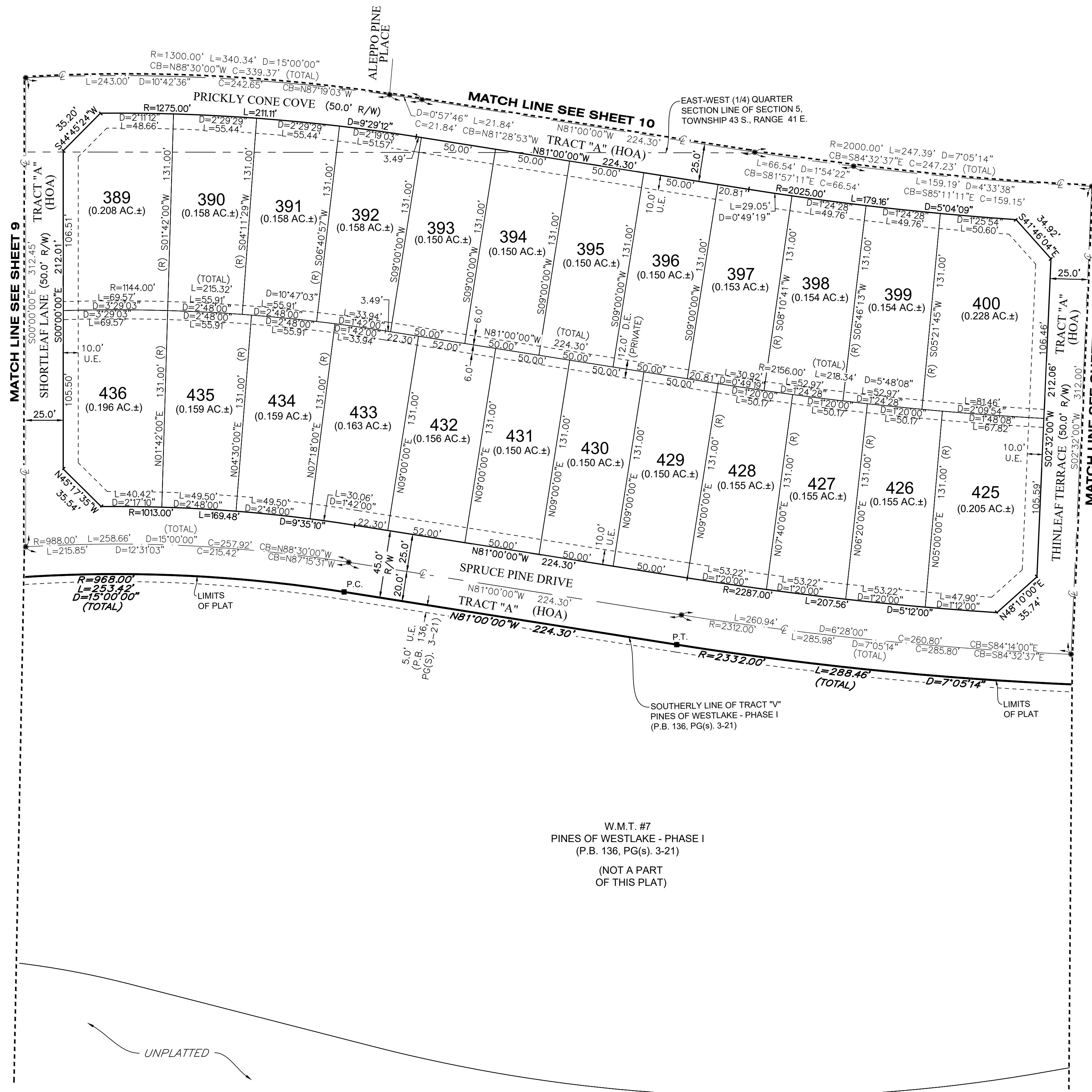
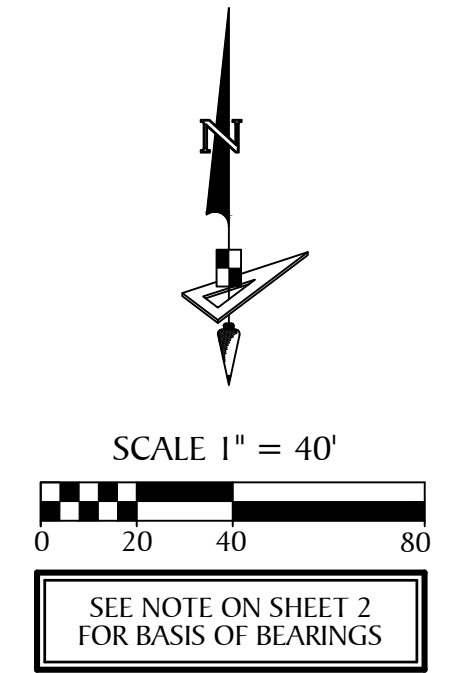
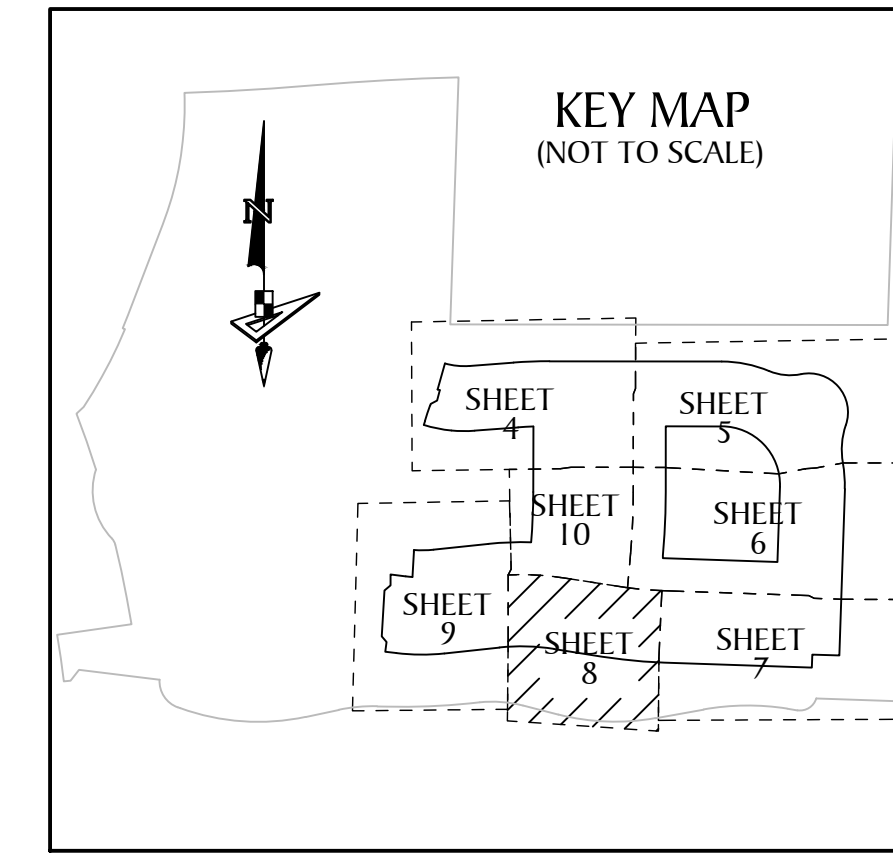
PINES OF WESTLAKE - PHASE II
 A SUBDIVISION IN SECTION 5, TOWNSHIP 43 SOUTH, RANGE 41 EAST, CITY OF WESTLAKE,
 PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF TRACT "V", PINES OF WESTLAKE - PHASE I,
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LEGEND			
P.O.B. ----- POINT OF BEGINNING	O.S.T. ----- OPEN SPACE TRACT	D ----- DELTA ANGLE	R.C. ----- REVERSE CURVATURE
P.O.C. ----- POINT OF COMMENCEMENT	P.B.C. ----- PALM BEACH COUNTY	CB ----- CHORD BEARING	R.I. ----- RADIAL INTERSECTION
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D.B. ----- DEED BOOK	D.E. ----- DRAINAGE EASEMENT	N.T.I. ----- NON-TANGENT INTERSECTION	(R) ----- RADIAL
O.R./O.R.B. ----- OFFICIAL RECORDS BOOK	L.M.A.E. ----- LAKE MAINTENANCE ACCESS EASEMENT	N.T.C. ----- NON-TANGENT CURVATURE	(NR) ----- NON-RADIAL
PG./PG(s) ----- PAGE(S)	5-43-41 ----- SECTION-TOWNSHIP-RANGE	P.C. ----- POINT OF CURVATURE	HOA ----- HOMEOWNERS ASSOCIATION
NAD ----- NORTH AMERICAN DATUM	R ----- RADIUS	P.T. ----- POINT OF TANGENCY	S.I.D. ----- SEMINOLE IMPROVEMENT DISTRICT
W.M.T. ----- WATER MANAGEMENT TRACT	L ----- ARC LENGTH	C.C. ----- COMPOUND CURVATURE	PRM ----- PERMANENT REFERENCE MONUMENT
			• ----- PERMANENT CONTROL POINT
			◻ ----- FOUND PERMANENT REFERENCE MONUMENT
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SHEET 7 OF 10 SHEETS

PINES OF WESTLAKE - PHASE II
 A SUBDIVISION IN SECTION 5, TOWNSHIP 43 SOUTH, RANGE 41 EAST, CITY OF WESTLAKE,
 PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF TRACT "V", PINES OF WESTLAKE - PHASE I,
 PLAT BOOK 136, PAGES 3 THROUGH 21, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.



LEGEND

P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.B.	PLAT BOOK
D.B.	DEED BOOK
O.R./O.R.B.	OFFICIAL RECORDS BOOK
PG./PG(S)	PAGE(S)
NAD	NORTH AMERICAN DATUM
W.M.T.	WATER MANAGEMENT TRACT
O.S.T.	OPEN SPACE TRACT
P.B.C.	PALM BEACH COUNTY
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
L.M.A.E.	LAKE MAINTENANCE ACCESS EASEMENT
5-43-41	SECTION-TOWNSHIP-RANGE
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L	ARC LENGTH
D	DELTA ANGLE
CB	CHORD BEARING
C	CHORD
N.T.I.	NON-TANGENT INTERSECTION
N.T.C.	NON-TANGENT CURVATURE
P.C.	POINT OF CURVATURE
P.T.	POINT OF TANGENCY
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S.I.D.	SEMINOLE IMPROVEMENT DISTRICT
PRM	PERMANENT REFERENCE MONUMENT
●	PERMANENT CONTROL POINT
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W.M.T. #7
 PINES OF WESTLAKE - PHASE I
 (P.B. 136, PG(S). 3-21)
 (NOT A PART OF THIS PLAT)

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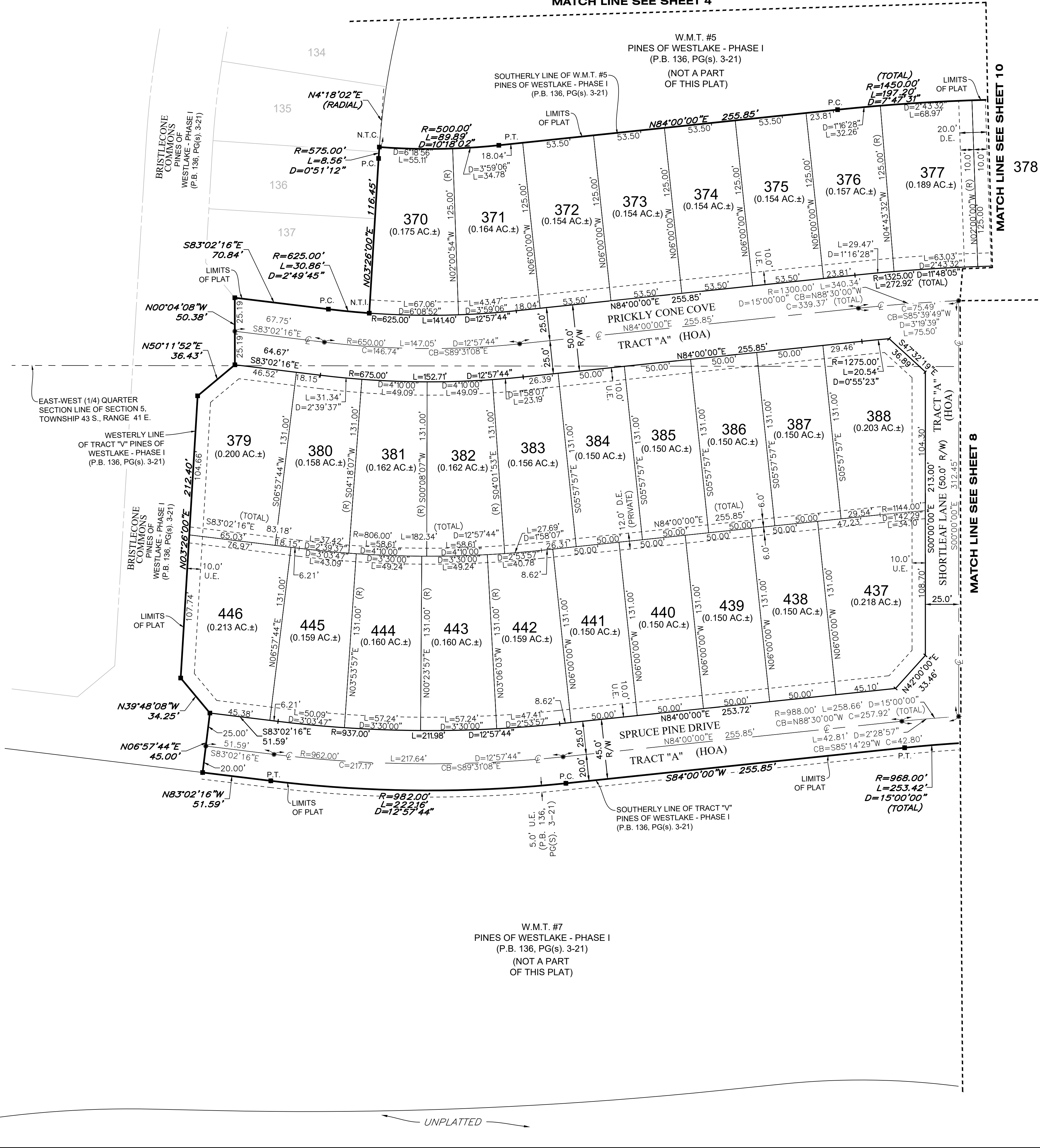
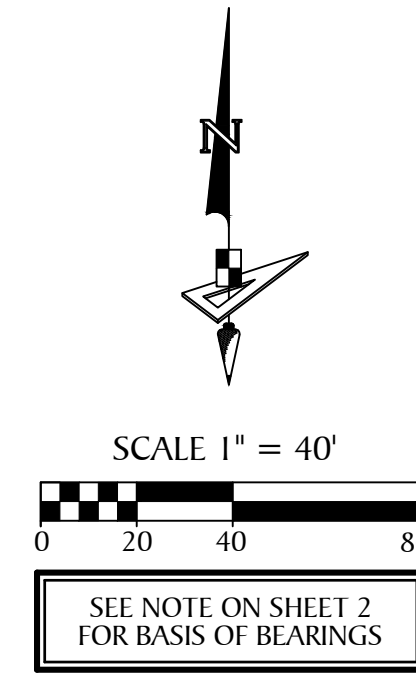
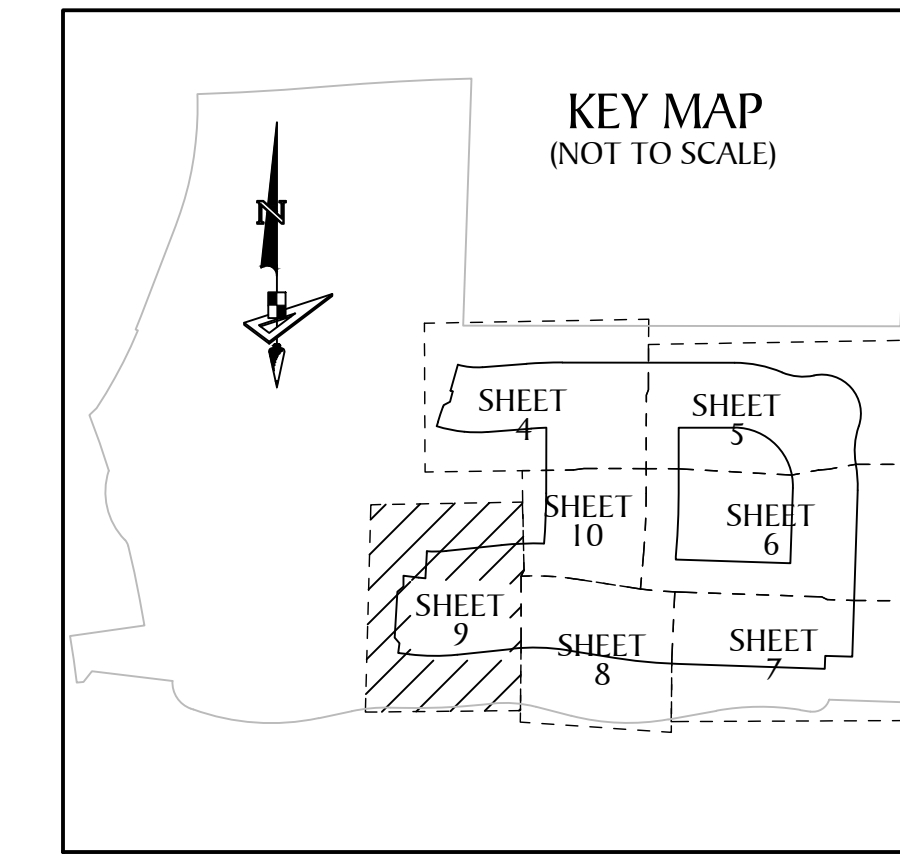
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SHEET 8 OF 10 SHEETS

PINES OF WESTLAKE - PHASE II

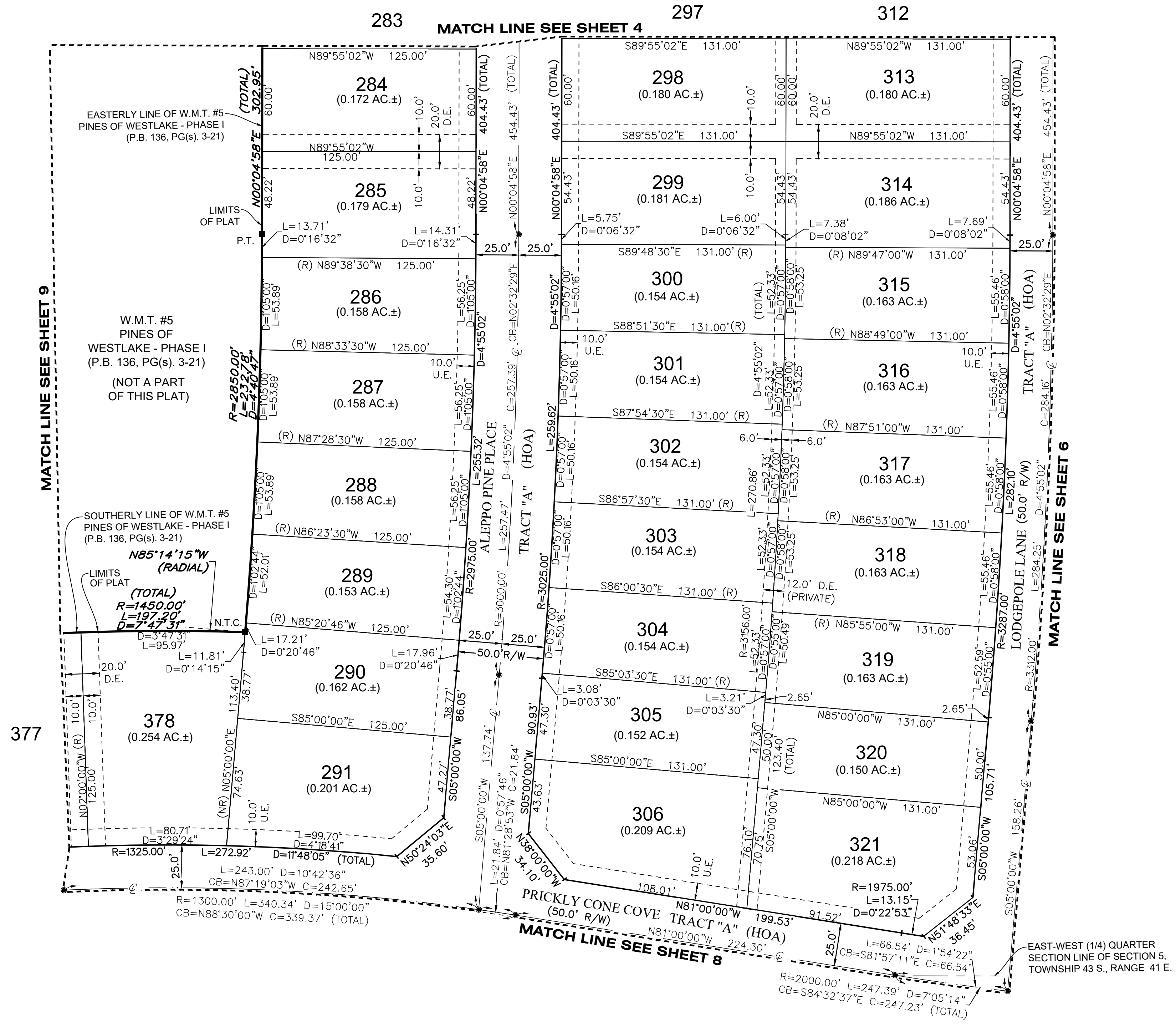
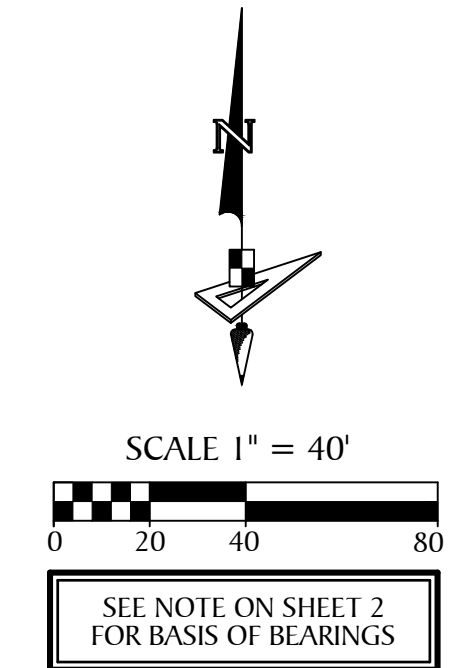
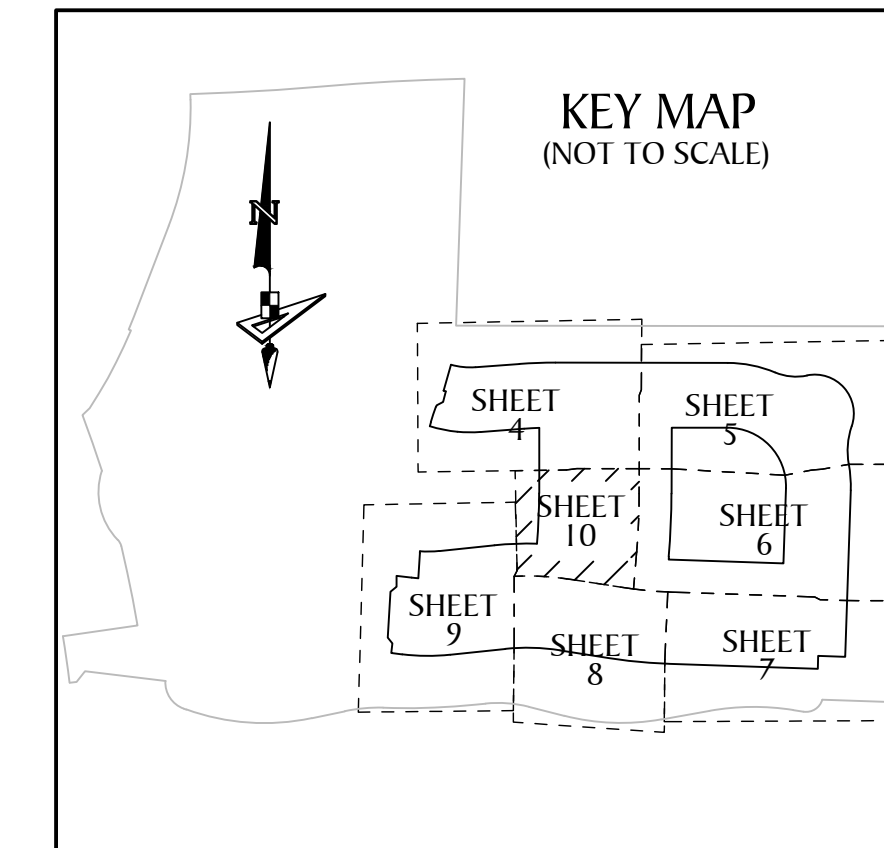
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MATCH LINE SEE SHEET 4



LEGEND	
P.O.B. -----	POINT OF BEGINNING
P.O.C. -----	POINT OF COMMENCEMENT
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PINES OF WESTLAKE - PHASE II
 A SUBDIVISION IN SECTION 5, TOWNSHIP 43 SOUTH, RANGE 41 EAST, CITY OF WESTLAKE,
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LEGEND

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●	PERMANENT CONTROL POINT
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Exhibit 'C'
PINES OF WESTLAKE – PHASE II
TOPOGRAPHICAL SURVEY

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DESCRIPTION:

A PARCEL OF LAND LYING IN SECTION 5, TOWNSHIP 43 SOUTH, RANGE 41 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF TRACT "V", THE PINES OF WESTLAKE - PHASE I, PLAT BOOK ___, PAGES ___ THROUGH ___, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 5, TOWNSHIP 43 SOUTH, RANGE 41 EAST; THENCE S.88°40'55"W., ALONG THE NORTH LINE OF SAID SECTION 5, TOWNSHIP 43 SOUTH, RANGE 41 EAST, A DISTANCE OF 2240.94 FEET; THENCE S.01°19'05"E., DEPARTING SAID NORTH LINE OF SECTION 5, A DISTANCE OF 1758.01 FEET TO A POINT ON THE NORTHERLY LINE OF TRACT "V", AS SHOWN ON THE PINES OF WESTLAKE - PHASE I, RECORDED IN PLAT BOOK ___, PAGES ___ THROUGH ___, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID POINT BEING A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 325.00 FEET AND A RADIAL BEARING OF N.15°55'35"E., AT SAID INTERSECTION, AND THE **POINT OF BEGINNING**; THENCE BY THE FOLLOWING SIX (6) COURSES BEING ALONG SAID NORTHERLY LINE OF TRACT "V": 1) THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°16'35", A DISTANCE OF 115.01 FEET TO A POINT OF TANGENCY; 2) THENCE N.85°39'00"E., A DISTANCE OF 203.49 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, WITH A RADIUS OF 2150.00 FEET; 3) THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°25'58", A DISTANCE OF 166.33 FEET TO A POINT OF TANGENCY; 4) THENCE S.89°55'02"E., A DISTANCE OF 796.19 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 570.00 FEET; 5) THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 22°39'56", A DISTANCE OF 225.49 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 250.00 FEET; 6) THENCE EASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 34°25'41", A DISTANCE OF 150.22 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 180.00 FEET, ALSO A POINT ON THE EASTERLY LINE OF SAID TRACT "V"; THENCE BY THE FOLLOWING FOUR (4) COURSES BEING ALONG SAID EASTERLY LINE OF TRACT "V": 1) THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 120°37'16", A DISTANCE OF 378.94 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, WITH A RADIUS OF 350.00 FEET; 2) THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 29°09'06", A DISTANCE OF 178.08 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 570.00 FEET; 3) THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°07'23", A DISTANCE OF 120.60 FEET TO A POINT OF TANGENCY AND **REFERENCE POINT "A"**; 4) THENCE S.01°54'46"W., A DISTANCE OF 769.80 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID TRACT "V"; THENCE BY THE FOLLOWING NINE (9) COURSES BEING ALONG SAID SOUTHERLY LINE OF TRACT "V": 1) THENCE N.88°05'14"W., A DISTANCE OF 125.00 FEET; 2) THENCE S.01°54'46"W., A DISTANCE OF 60.00 FEET; 3) THENCE N.88°05'14"W., A DISTANCE OF 683.07 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 2332.00 FEET; 4) THENCE WESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°05'14", A DISTANCE OF 288.46 FEET TO A POINT OF TANGENCY; 5) THENCE N.81°00'00"W., A DISTANCE OF 224.30 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, WITH A RADIUS OF 968.00 FEET; 6) THENCE WESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°00'00", A DISTANCE OF 253.42 FEET TO A POINT OF TANGENCY; 7) THENCE S.84°00'00"W., A DISTANCE OF 255.85 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, WITH A RADIUS OF 982.00 FEET; 8) THENCE WESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°57'44", A DISTANCE OF 222.16 FEET TO A POINT OF TANGENCY; 9) THENCE N.83°02'16"W., A DISTANCE OF 51.59 FEET TO A POINT ON THE WESTERLY LINE OF SAID TRACT "V"; THENCE BY THE FOLLOWING NINE (9) COURSES BEING ALONG SAID WESTERLY LINE OF TRACT "V": 1) THENCE N.06°57'44"E., A DISTANCE OF 45.00 FEET; 2) THENCE N.39°48'08"W., A DISTANCE OF 34.25 FEET; 3) THENCE N.03°26'00"E., A DISTANCE OF 212.40 FEET; 4) THENCE N.50°11'52"E., A DISTANCE OF 36.43 FEET; 5) THENCE N.00°04'08"W., A DISTANCE OF 50.38 FEET; 6) THENCE S.83°02'16"E., A DISTANCE OF 70.84 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 625.00 FEET; 7) THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°49'45", A DISTANCE OF 30.86 FEET TO A NON-TANGENT INTERSECTION; 8) THENCE N.03°26'00"E., A DISTANCE OF 116.45 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, WITH A RADIUS OF 575.00 FEET; 9) THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°51'12", A DISTANCE OF 8.56 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTH, WITH A RADIUS OF 500.00 FEET AND A RADIAL BEARING OF N.04°18'02"E., AT SAID INTERSECTION, ALSO A POINT ON THE BOUNDARY OF WATER MANAGEMENT TRACT #5, AS SHOWN ON SAID PLAT; THENCE BY THE FOLLOWING EIGHT (8) COURSES BEING BY THE SOUTHERLY, EASTERLY AND NORTHERLY BOUNDARY OF SAID WATER MANAGEMENT TRACT #5: 1) THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°18'02", A DISTANCE OF 89.89 FEET TO A POINT OF TANGENCY; 2) THENCE N.84°00'00"E., A DISTANCE OF 255.85 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, WITH A RADIUS OF 1450.00 FEET; 3) THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°47'31", A DISTANCE OF 197.20 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 2850.00 FEET AND A RADIAL BEARING OF N.85°14'15"W., AT SAID INTERSECTION; 4) THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°40'47", A DISTANCE OF 232.78 FEET TO A POINT OF TANGENCY; 5) THENCE N.00°04'58"E., A DISTANCE OF 302.95 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHEAST, WITH A RADIUS OF 1850.00 FEET AND A RADIAL BEARING OF S.02°12'52"E., AT SAID INTERSECTION; 6) THENCE WESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°10'08", A DISTANCE OF 70.03 FEET TO A POINT OF TANGENCY; 7) THENCE S.85°39'00"W., A DISTANCE OF 202.42 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, WITH A RADIUS OF 625.00 FEET; 8) THENCE WESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°47'48", A DISTANCE OF 106.87 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 625.00 FEET; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°57'23", A DISTANCE OF 130.42 FEET TO A NON-TANGENT INTERSECTION, ALSO A POINT ON THE WESTERLY LINE OF SAID TRACT "V"; THENCE BY THE FOLLOWING SEVEN (7) COURSES BEING ALONG SAID WESTERLY LINE OF TRACT "V": 1) THENCE N.16°37'40"E., A DISTANCE OF 19.32 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, WITH A RADIUS OF 1275.00 FEET; 2) THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°22'31", A DISTANCE OF 75.11 FEET TO A POINT OF TANGENCY; 3) THENCE N.20°00'11"E., A DISTANCE OF 7.39 FEET; 4) THENCE N.62°16'14"E., A DISTANCE OF 33.63 FEET; 5) THENCE N.14°32'16"E., A DISTANCE OF 50.00 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 450.00 FEET AND A RADIAL BEARING OF N.14°32'16"E., AT SAID INTERSECTION; 6) THENCE WESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°23'19", A DISTANCE OF 10.91 FEET TO A NON-TANGENT INTERSECTION; 7) THENCE N.15°55'35"E., A DISTANCE OF 125.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 2,400,920 SQUARE FEET OR 55.117 ACRES, MORE OR LESS.

LESS AND EXCEPT:

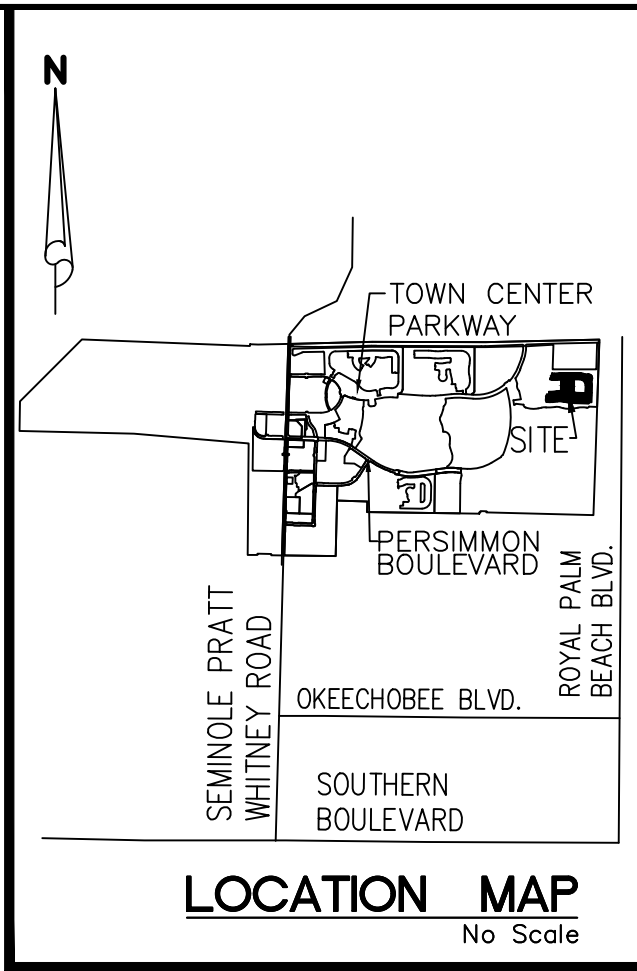
A PARCEL OF LAND BEING ALL OF WATER MANAGEMENT TRACT #6, AS SHOWN ON THE PINES OF WESTLAKE - PHASE I, PLAT BOOK ___, PAGES ___ THROUGH ___, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT SAID **REFERENCE POINT "A"**, SAID POINT BEING ON THE EASTERLY LINE OF TRACT "V", THE PINES OF WESTLAKE - PHASE I, PLAT BOOK ___, PAGES ___ THROUGH ___, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE N.88°05'14"W., A DISTANCE OF 300.00 FEET TO A POINT ON BOUNDARY OF SAID WATER MANAGEMENT TRACT #6, ALSO THE **POINT OF BEGINNING WATER MANAGEMENT TRACT #6**; THENCE S.01°54'46"W., A DISTANCE OF 347.80 FEET; THENCE N.88°05'14"W., A DISTANCE OF 530.10 FEET; THENCE N.01°54'46"E., A DISTANCE OF 13.17 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 3462.00 FEET AND A RADIAL BEARING OF N.85°05'01"W., AT SAID INTERSECTION; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°50'02", A DISTANCE OF 292.07 FEET TO A POINT OF TANGENCY; THENCE N.00°04'58"E., A DISTANCE OF 304.43 FEET; THENCE S.89°55'02"E., A DISTANCE OF 258.34 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 270.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 91°49'48", A DISTANCE OF 432.74 FEET TO A POINT OF TANGENCY AND TO THE **POINT OF BEGINNING WATER MANAGEMENT TRACT #6**.

CONTAINING: 310,342 SQUARE FEET OR 7.124 ACRES, MORE OR LESS.

TOTAL CONTAINING: 2,090,578 SQUARE FEET OR 47.993 ACRES, MORE OR LESS.

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



LEGEND table with symbols and descriptions for various survey features like Plat Book, Curve Radius, Elevation, etc.

SURVEYOR'S NOTES:

- 1) CURRENT TITLE INFORMATION ON THE SUBJECT PROPERTY HAD NOT BEEN FURNISHED TO GEOPPOINT SURVEYING, INC. AT THE TIME OF THIS SURVEY AND IS SUBJECT TO TITLE REVIEW AND/OR ABSTRACT. GEOPPOINT SURVEYING, INC. MAKES NO REPRESENTATIONS OR GUARANTEES PERTAINING TO EASEMENTS, RIGHTS-OF-WAY, SET BACK LINES, RESERVATIONS, AGREEMENTS, AND OTHER SIMILAR MATTERS.
2) THIS SURVEY IS LIMITED TO ABOVE GROUND VISIBLE IMPROVEMENTS ALONG AND NEAR THE BOUNDARY LINES, EXCEPT AS SHOWN HEREON, AND THAT NOTHING BELOW THE GROUND WAS LOCATED INCLUDING, BUT NOT LIMITED TO FOUNDATIONS (FOOTINGS), UTILITIES, ETC.
3) BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF SECTION 5, TOWNSHIP 43 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, HAVING A GRID BEARING OF N 88°40'55"E. THE GRID BEARINGS AS SHOWN HEREON REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICA HORIZONTAL DATUM OF 1983 (NAD 83-2011 ADJUSTMENT) FOR THE EAST ZONE OF FLORIDA.
4) THIS SURVEY IS INTENDED TO BE DISPLAYED AT 1" = 200' OR SMALLER.
5) ALL DIMENSIONS, UNLESS OTHERWISE NOTED, ARE SURVEY DIMENSIONS.
6) ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
7) THE SUBJECT PARCEL LIES IN FLOOD ZONE "AE" AND "X", ACCORDING TO FLOOD INSURANCE RATE MAP, MAP NO. 12099C0345F FOR PALM BEACH COUNTY, COMMUNITY NO. 120192, PLAM BEACH COUNTY, FLORIDA, DATED OCTOBER 05, 2022 AND ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. LINES SHOWN HAVE BEEN DIGITALLY TRANSLATED FROM DFRM DATABASE INFORMATION SUPPLIED BY THE FEMA MAP SERVICE CENTER (HTTPS://MSC.FEMA.GOV).
8) ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) BASED ON NATIONAL GEODETIC SURVEY BENCHMARK "CUTBACK 0", HAVING A PUBLISHED ELEVATION OF 22.57 FEET (NAVD 88).
9) USE OF THIS SURVEY FOR PURPOSES OTHER THAN INTENDED, WITHOUT WRITTEN VERIFICATION, WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREON SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED TO.
10) ON THIS DRAWING, CERTIFY MEANS TO STATE OR DECLARE A PROFESSIONAL OPINION OF CONDITIONS REGARDING THOSE FINDINGS OR FACTS WHICH ARE THE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER IMPLIED OR EXPRESSED. THIS CERTIFICATION IS ONLY FOR THE LANDS AS DESCRIBED. THIS CERTIFICATION IS NOT A CERTIFICATE OF TITLE, EASEMENTS, ZONING, OR FREEDOM OF ENCUMBRANCES.
12) THE LANDS DESCRIBED HEREON MAY CONTAIN LANDS THAT ARE CONSIDERED ENVIRONMENTALLY SENSITIVE WETLANDS THAT ARE SUBJECT TO CLAIM OR RESTRICTION BY ONE OR MORE OF THE FOLLOWING AGENCIES: ARMY CORP. OF ENGINEERS, SOUTH FLORIDA WATER MANAGEMENT DISTRICT (S.F.W.M.D.), OR DEPARTMENT OF ENVIRONMENTAL PROTECTION (D.E.P.). WETLAND LINES AND AREAS, IF ANY, ARE NOT SHOWN HEREON.

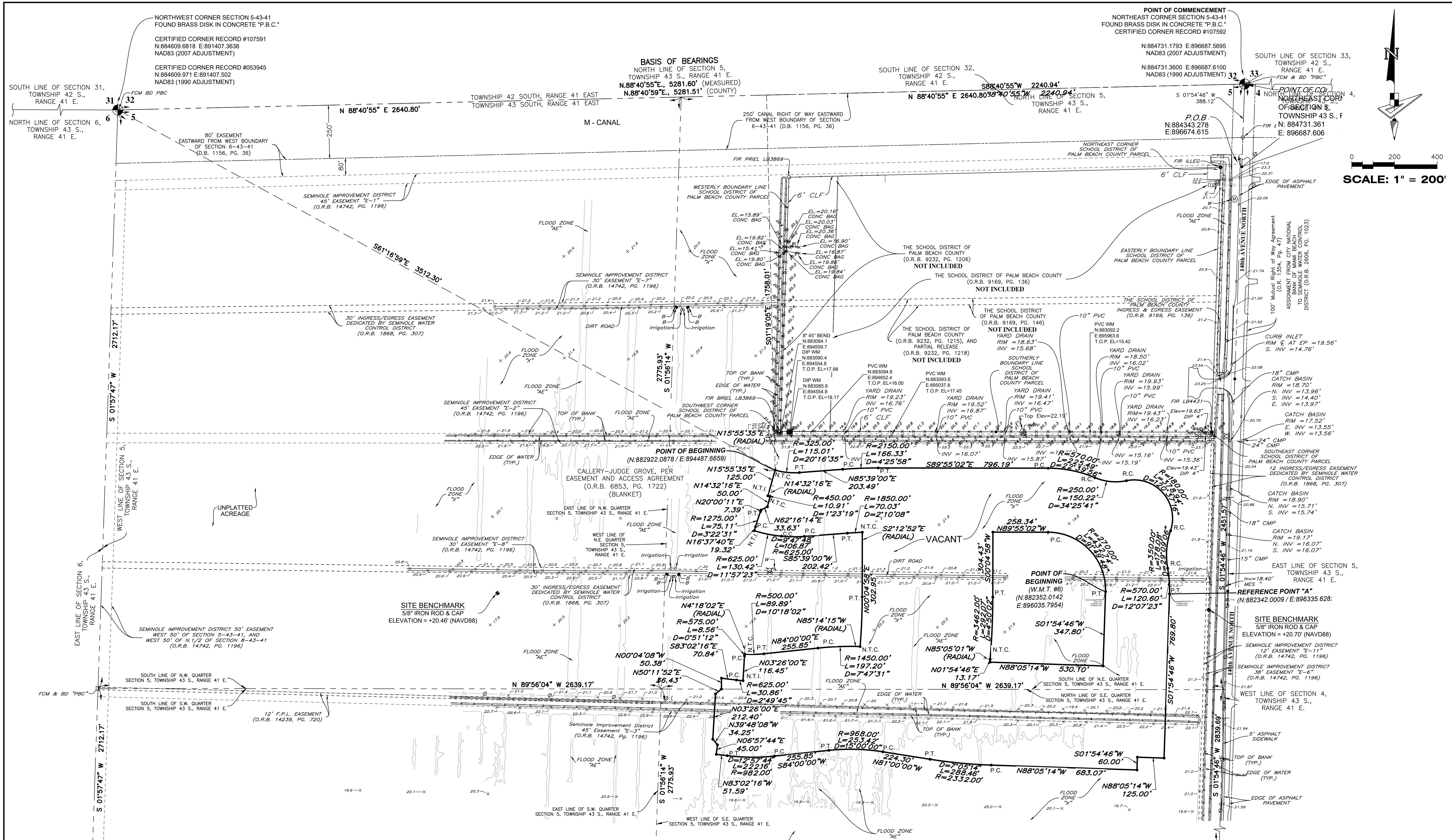
- a) THE 'M' CANAL ROAD RIGHT OF WAY MAP, RECORDED IN ROAD PLAT BOOK 6, PAGE 136.
b) STATE OF FLORIDA PALM BEACH COUNTY RIGHT OF WAY MAP FOR SEMINOLE-PRATT WHITNEY ROAD, RECORDED IN ROAD PLAT BOOK 4, PAGE 34.
c) BOUNDARY SURVEY OF RESIDENTIAL AT CALLERY JUDGE GROVES, PREPARED BY LIDBERG LAND SURVEYING, INC. (JOB NO.: 04-106-101C), DATED OCTOBER 5, 2007.
d) SKETCH OF SURVEY, PREPARED BY S.P. MUSICK, DATED MARCH 5, 1965.

The seal appearing on this document was authorized by Gary A. Rager, Professional Surveyor and Mapper, State of Florida, License No. LS4828
This item has been electronically signed and sealed by Gary A. Rager, P.S.M., on 6/7/2023 using a SHA authentication code.
Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

Westlake - Pod V Phase 2 BOUNDARY AND TOPOGRAPHIC SURVEY

Table with REVISIONS, Prepared For: MINTO COMMUNITIES, LLC., Last Date of Field Survey: 05/04/2022, SURVEYOR'S CERTIFICATE, GeoPoint Surveying, Inc., Gary A. Rager, FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS4828, Sheet No. 01 of 02 Sheets

FILED BY: SERGIO MACHADO, ON: 6/7/2023, 2:33 PM, LAST SAVED BY: SERGIO MACHADO, ON: 6/7/2023, 1:58 PM



**Westlake - Pod V Phase 2
BOUNDARY AND TOPOGRAPHIC SURVEY**

Prepared For: MINTO COMMUNITIES, LLC.
Last Date of Field Survey: 09/10/2022

No.	Date	Description	Dwn.

Check: GAR P.C.: CK
Section: 05 Twn. 43 S Rng. 43 E Job #POD_V2_BS/TS

Sheet No. 02 of 02 Sheets

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

GeoPoint
Surveying, Inc.

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

Drawn: SWM Date: 05/31/2023 Data File: -
Field Book: 2022-11W67-69



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

DATE: 7/14/2023
PETITION NUMBER: ENG-2023-03
DESCRIPTION: Pod V Phase 2 (The Pines) Plat
APPLICANT: Cotleur-Hearing
OWNER: Minto PBLH, LLC
REQUEST: Plat Review
LOCATION: Westlake, Florida
STAFF REVIEW: **RECOMMENDED APPROVAL**

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

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

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

File Attachments for Item:

A. Legal Services - Second Amendment to Professional Services Agreement

Submitted By: Administration

RESOLUTION NO. 2023-20

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, APPROVING AND AUTHORIZING THE PROPER CITY OFFICIAL TO EXECUTE THE SECOND AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT BETWEEN THE CITY OF WESTLAKE AND GOREN, CHEROF, DOODY & EZROL, P.A.; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

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CITY OF WESTLAKE

RESOLUTION NO. 2023-20

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, APPROVING AND AUTHORIZING THE PROPER CITY OFFICIAL TO EXECUTE THE SECOND AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT BETWEEN THE CITY OF WESTLAKE AND GOREN, CHEROF, DOODY & EZROL, P.A.; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council deems it to be in the best interests of the City to approve and authorize the proper City Official to execute the Second Amendment to Professional Services Agreement between the City of Westlake and Goren, Cherof, Doody & Ezrol, P.A.;

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

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

SECTION 2. The City Council of the City of Westlake, Florida, hereby approves and authorizes the proper City Official to execute the Second Amendment to Professional Services Agreement between the City of Westlake and Goren, Cherof, Doody & Ezrol, P.A.. A copy of the Second Amendment is attached hereto as Exhibit "A".

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

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

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

PASSED AND APPROVED by City Council for the City of Westlake, on this 1st day of August 2023.

City of Westlake
JohnPaul O'Connor, Mayor

Zoie Burgess, CMC, City Clerk

SECOND AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT

THIS SECOND AMENDMENT ("Second Amendment") dated the ____ day of ____, 2023, is intended to further amend the Professional Services Agreement for Interim Legal Services ("Original Agreement") dated the 16th day of April, 2021, and subsequent amendment by and between:

THE CITY OF WESTLAKE, a municipal corporation organized and operating pursuant to the laws of the State of Florida, hereinafter referred to as "City",

and

GOREN, CHEROF, DOODY & EZROL, P.A., hereinafter referred to as "City Attorney"

WHEREAS, a Professional Services Agreement for Interim Legal Services was signed on April 16, 2021; and

WHEREAS, at the City Council Meeting on Monday April 11, 2022, the City named Goren, Cherof, Doody & Ezrol as the Permanent City Attorney; and

WHEREAS, the First Amendment to Professional Services Agreement was signed on April 13, 2022; and

WHEREAS, the City and the City Attorney desires to amend the Professional Services Agreement for Legal Services dated April 16, 2021 and subsequent amendment to provide for an increase in the City Attorney's hourly rate; and

NOW THEREFORE, in consideration of the mutual covenants and promises herein contained, the parties hereby agree as follows:

1. The recitations set forth above are hereby incorporated herein.
2. Section 5 of the Agreement dated April 16, 2021 is amended to reflect an increase in the City Attorney's hourly rate from \$250.00 per hour to \$300.00 per hour.
3. The Original Agreement, as amended herein, is ratified and confirmed.
4. All terms and conditions of the Original Agreement not in conflict herewith shall remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have caused these presents to be executed, the day and year first above written.

CITY OF WESTLAKE, FLORIDA:

CITY ATTORNEY:

By: _____
Kenneth Cassel
City Manager

By: _____
Donald J. Doody
Goren, Cherof, Doody & Ezrol, P.A.

File Attachments for Item:

B. Town Center Parkway West Right-of Way Dedication for 60th Street to Minto PBLH, LLC

Submitted By: Administration

RESOLUTION NO. 2023-21

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, APPROVING AND AUTHORIZING THE MAYOR OR VICE MAYOR TO EXECUTE A QUITCLAIM DEED CONVEYING THAT CERTAIN REAL PROPERTY DESCRIBED ON EXHIBIT "A" TO MINTO PBLH, LLC A FLORIDA LIMITED LIABILITY COMPANY; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

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CITY OF WESTLAKE

RESOLUTION NO. 2023 - 21

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, APPROVING AND AUTHORIZING THE MAYOR OR VICE MAYOR TO EXECUTE A QUITCLAIM DEED CONVEYING THAT CERTAIN REAL PROPERTY DESCRIBED ON EXHIBIT "A" TO MINTO PBLH, LLC A FLORIDA LIMITED LIABILITY COMPANY; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council deems it to be in the best interests of the City to approve and authorize the Mayor or Vice Mayor to execute a Quitclaim deed conveying that certain real property described on Exhibit "A" to Minto PBLH, LLC a Florida limited liability company;

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

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

SECTION 2. The City Council of the City of Westlake, Florida, hereby approves and authorizes the Mayor or Vice Mayor to execute a Quitclaim deed conveying that certain real property described on Exhibit "A" to Minto PBLH, LLC a Florida limited liability company. A copy of the Quitclaim Deed is attached hereto as Exhibit "B".

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

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

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

PASSED AND APPROVED by City Council for the City of Westlake, on this 1st day of August 2023.

City of Westlake
JohnPaul O'Connor, Mayor

Zoie Burgess, CMC City Clerk

EXHIBIT A

DESCRIPTION:

THE NORTHERLY 100.00 FEET OF TOWN CENTER PARKWAY, WESTLAKE SOLAR ENERGY CENTER, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 126, PAGES 24 AND 25, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND WITHIN SECTION 3, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF THE PLAT OF WESTLAKE SOLAR ENERGY CENTER, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 126, PAGES 24 AND 25, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID NORTHEAST CORNER BEING THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF 60th STREET NORTH AS SHOWN ON ROAD PLAT BOOK 9, PAGE 99 OF SAID PUBLIC RECORDS, AND THE EAST RIGHT-OF-WAY LINE OF TOWN CENTER PARKWAY AS SHOWN ON SAID PLAT OF WESTLAKE SOLAR ENERGY CENTER; THENCE S.02°13'32"W., ALONG SAID EAST RIGHT-OF-WAY LINE OF TOWN CENTER PARKWAY, A DISTANCE OF 100.00 FEET TO A POINT ON A LINE 100.00 FEET SOUTH OF AND PARALLEL WITH SAID SOUTH RIGHT-OF-WAY LINE OF 60th STREET NORTH; THENCE N.87°46'28"W. ALONG SAID PARALLEL LINE, A DISTANCE OF 120.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF TOWN CENTER PARKWAY; THENCE N.02°13'32"E., ALONG SAID WEST RIGHT-OF-WAY LINE OF TOWN CENTER PARKWAY, A DISTANCE OF 100.00 FEET TO SAID SOUTH RIGHT-OF-WAY LINE OF 60th STREET NORTH; THENCE S.87°46'28"E. ALONG SAID SOUTH LINE OF 60th STREET NORTH, A DISTANCE OF 120.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 12,000.00 SQUARE FEET OR 0.275 ACRES MORE OR LESS.

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NOTE: LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RESTRICTIONS, RESERVATIONS, RIGHTS-OF-WAY AND EASEMENT OF RECORD.

TOWN CENTER PARKWAY / 60th STREET SKETCH AND DESCRIPTION

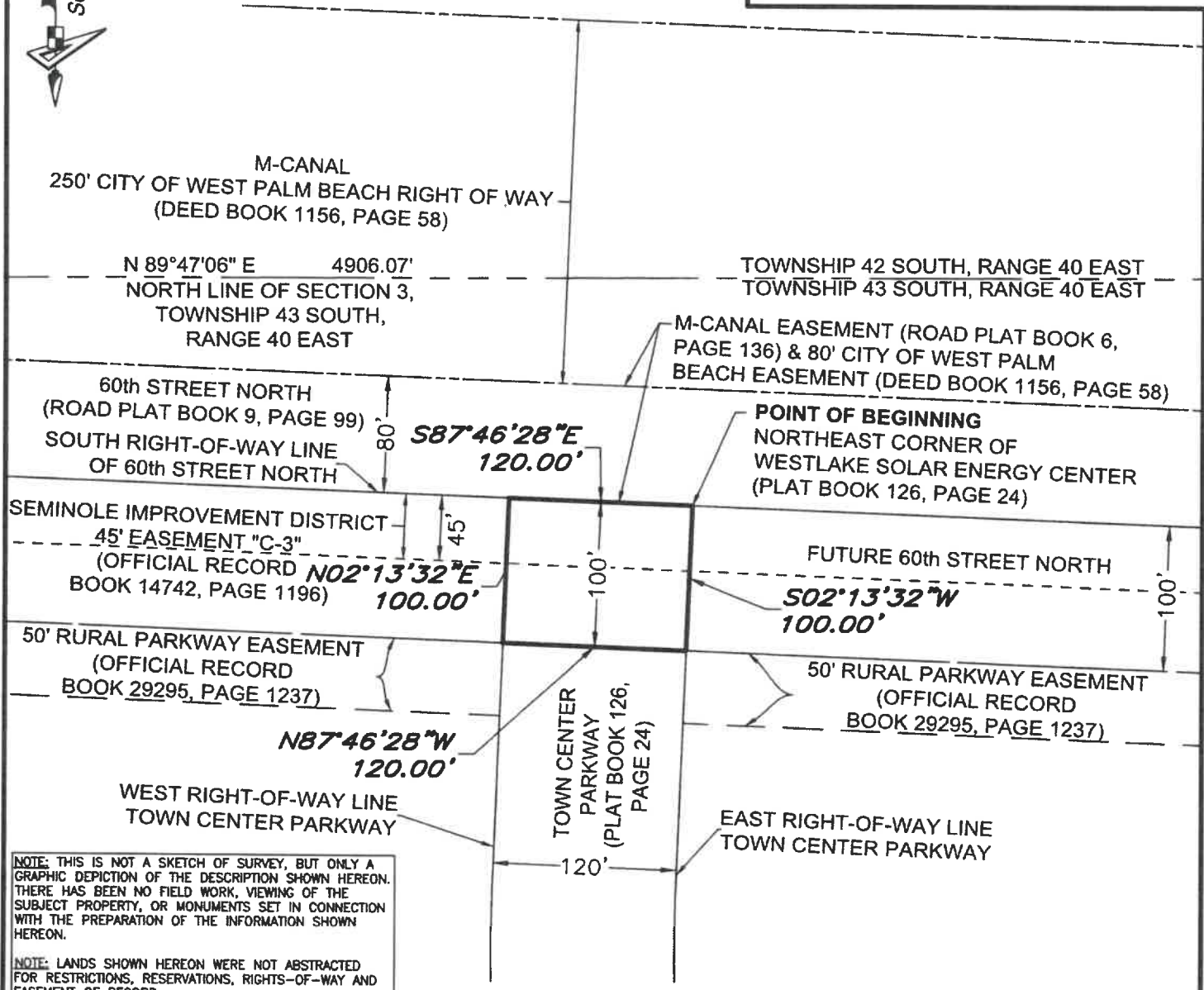


REVISIONS				Prepared For: MINTO COMMUNITIES	
No.	Date	Description	Dwn.	Last Date of Field Survey: 02/01/2022	
				SURVEYOR'S CERTIFICATE This certifies that this Sketch and Description was made under my supervision and meets the Standards of Practice set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17.050, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.	
				Gary A. Rager FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS4828	
Sheet No. 1 of 2 Sheets				<small>NOT VALID WITHOUT THE ELECTRONIC AND/OR ORIGINAL SIGNATURE & RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER</small>	
GeoPoint Surveying, Inc.		4152 W. Blue Heron Blvd. Suite 105 Riviera Beach, FL 33404		Phone: (561) 444-2720 www.geopointsurvey.com Licensed Business Number LB 7768	
Drawn: GAR Date: 02/01/22 Data File: -----		Check: DJS P.C.: --- Field Book: -----		Section: 3 Twn. 43S Rng. 40E Job #: WESTLAKE 60th / TCP	

W:\WESTLAKE\WESTLAKE - NAVD83\SURVEY\60TH STREET\TCP-WEST TO 60TH.DWG

LEGEND

- P.O.B. -- POINT OF BEGINNING
- P.B. -- PLAT BOOK
- PG./PG(s) -- PAGE(S)
- D.B. -- DEED BOOK
- R.P.B. -- ROAD PLAT BOOK
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TOWN CENTER PARKWAY / 60th STREET SKETCH AND DESCRIPTION

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Prepared For: MINTO COMMUNITIES
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Section: 3 Twn. 43S Rng. 40E		Job #: WESTLAKE 60th / TCP

Sheet No. 2 of 2 Sheets

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

Prepared by and to be Returned to:
Seth Behn, Esquire
Lewis, Longman & Walker, P.A.
515 North Flagler Drive, #1500
West Palm Beach, FL 33401
Telephone: (561) 640-0820

QUITCLAIM DEED

THIS QUITCLAIM DEED made the ___ day of _____, 2023, by the **CITY OF WESTLAKE, a municipal corporation of the state of Florida**, whose address is 4001 Seminole Pratt-Whitney Road, Westlake, FL 33470 (hereinafter called the "Grantor"), to **MINTO PBLH, LLC, a Florida limited liability company**, whose address is c/o Minto Communities, LLC, 4400 West Sample Road, Suite 200, Coconut Creek, FL 33073 (hereinafter called the "Grantee"):

WITNESSETH, that said Grantor, for and in consideration of the sum of TEN and NO/100 (\$10.00) DOLLARS, in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said Grantee forever, all the right, title, interest, claim and demand which the said Grantor has in and to the following described lot, piece of parcel of land, situate, lying and being in the County of Palm Beach, State of Florida, to wit:

SEE LEGAL DESCRIPTION AND SKETCH ATTACHED AS EXHIBIT "A"

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behoof of the said Grantee forever.

SIGNATURES ON FOLLOWING PAGE

Signed, sealed and delivered in the presence of:

WITNESSES:

CITY OF WESTLAKE
Municipal Corporation of the State of Florida

Printed Name: _____

By: _____

Printed Name: _____

Printed Name: _____

Its: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this _____ day of _____, 2023 by _____, as _____ of the **CITY OF WESTLAKE**, on behalf of the municipal corporation. He/She is personally known to me or has produced _____ as identification.

[Notary Seal]

Notary Public

Name typed, printed or stamped

My Commission Expires: _____

ATTEST:

Zoie Burgess, City Clerk

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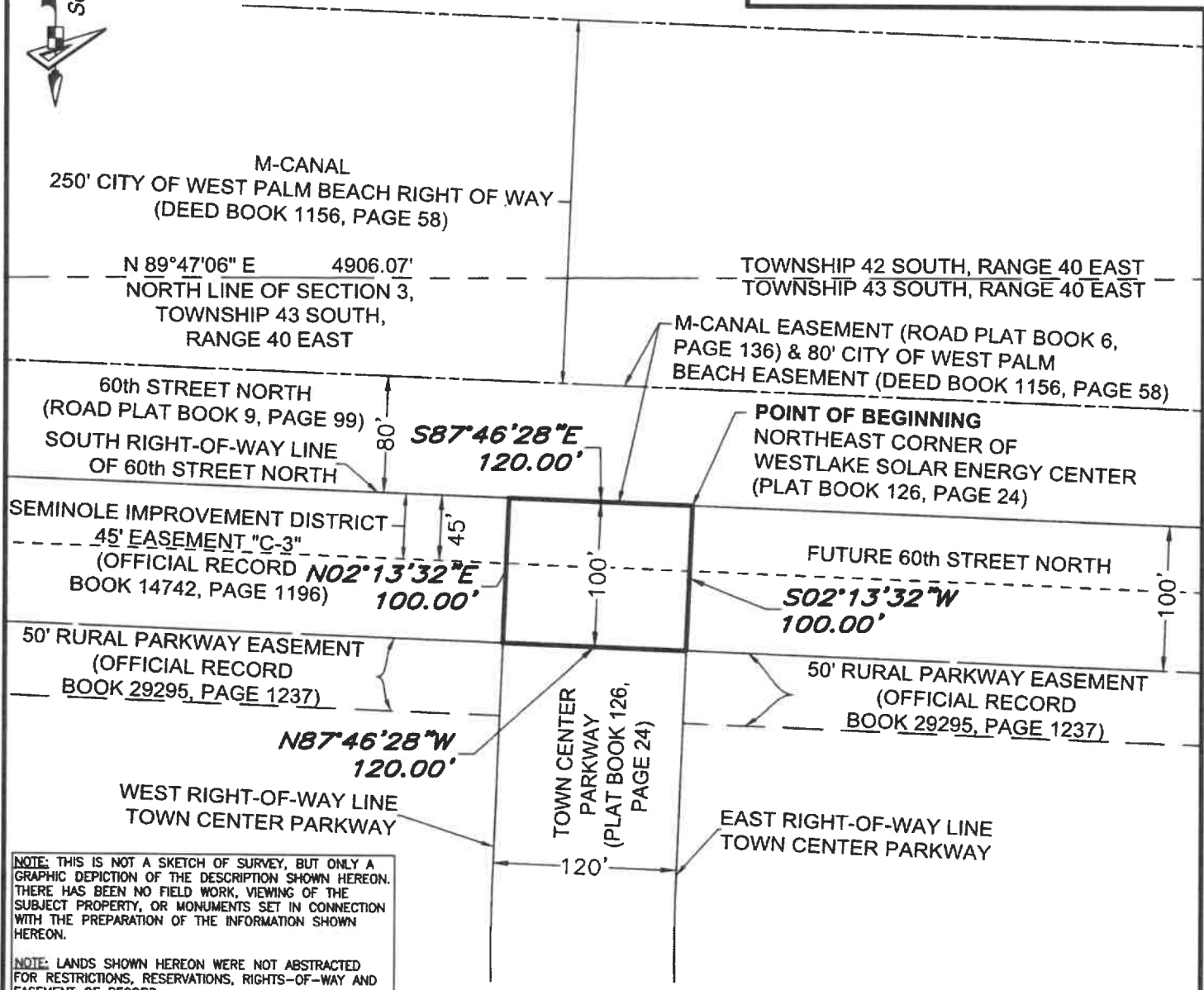
**TOWN CENTER PARKWAY / 60th STREET
SKETCH AND DESCRIPTION**

REVISIONS				Prepared For: MINTO COMMUNITIES	
No.	Date	Description	Dwn.	Last Date of Field Survey: 02/01/2022	
				SURVEYOR'S CERTIFICATE This certifies that this Sketch and Description was made under my supervision and meets the Standards of Practice set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17.050, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.	
				Gary A. Rager FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS4828	
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		GeoPoint Surveying, Inc.			
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Section: 3 Twn. 43S Rng. 40E		Job #: WESTLAKE 60th / TCP			

W:\WESTLAKE\WESTLAKE - NAVD83\SURVEY\60TH STREET\TCP-WEST TO 60TH.DWG

LEGEND

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TOWN CENTER PARKWAY / 60th STREET SKETCH AND DESCRIPTION

REVISIONS			
No.	Date	Description	Dwn.

Prepared For: MINTO COMMUNITIES
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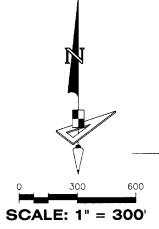
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This is not a certified copy

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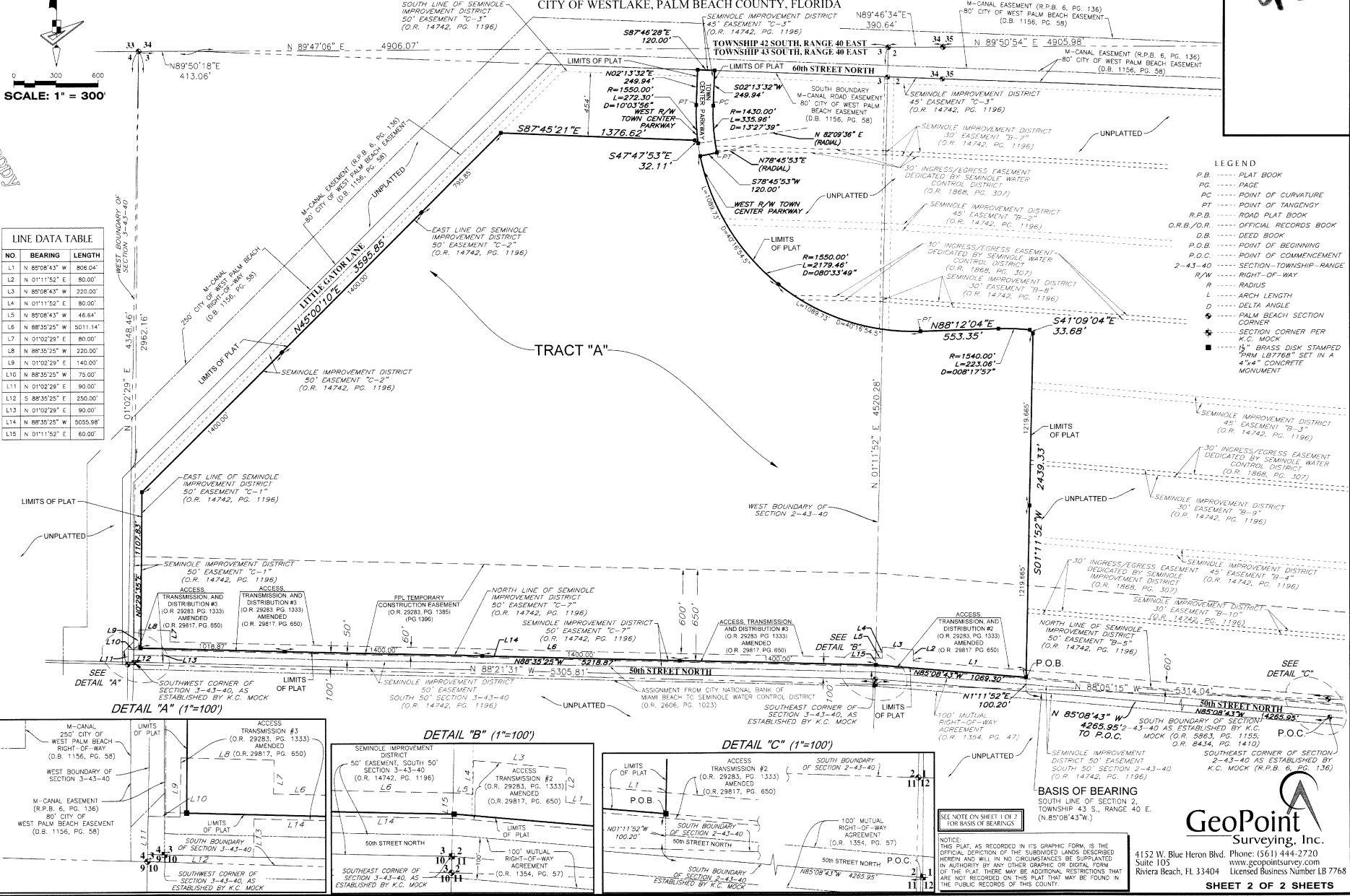
FPL WESTLAKE SOLAR ENERGY CENTER

BEING A PLAT OF
SECTION 2, TOWNSHIP 43 SOUTH, RANGE 40 EAST,
AND SECTION 3, TOWNSHIP 43 SOUTH, RANGE 40 EAST,
CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA



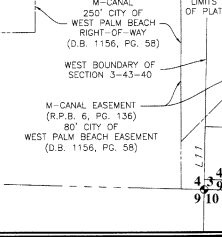
LINE DATA TABLE

NO.	BEARING	LENGTH
L1	N 85°08'43" W	806.04'
L2	N 01°11'52" E	80.00'
L3	N 85°08'43" W	220.00'
L4	N 01°11'52" E	80.00'
L5	N 85°08'43" W	46.64'
L6	N 88°35'25" W	5011.14'
L7	N 01°02'29" E	80.00'
L8	N 88°35'25" W	220.00'
L9	N 01°02'29" E	140.00'
L10	N 88°35'25" W	75.00'
L11	N 01°02'29" E	90.00'
L12	S 88°35'25" E	250.00'
L13	N 01°02'29" E	90.00'
L14	N 88°35'25" W	5055.98'
L15	N 01°11'52" E	80.00'

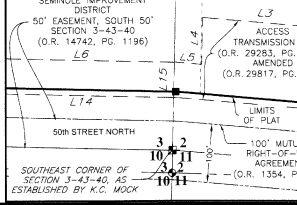


- LEGEND
- P.B. PLAT BOOK
 - P.G. PAGE
 - PC POINT OF CURVATURE
 - PT POINT OF TANGENCY
 - R.P.B. ROAD PLAT BOOK
 - O.R.B./O.R. OFFICIAL RECORDS BOOK
 - D.B. DEED BOOK
 - P.O.B. POINT OF BEGINNING
 - P.O.C. POINT OF COMMENCEMENT
 - 2-43-40 SECTION-TOWNSHIP-RANGE
 - R/W RIGHT-OF-WAY
 - R. RADIUS
 - L. ARCH LENGTH
 - Δ DELTA ANGLE
 - ☉ PALM BEACH SECTION CORNER
 - ☐ SECTION CORNER PER K.C. MOCK
 - 1" BRASS DISK STAMPED "MARK 18788" SET IN A 4"x4" CONCRETE MONUMENT

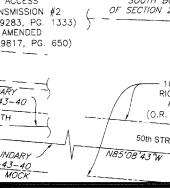
DETAIL "A" (1"=100')



DETAIL "B" (1"=100')



DETAIL "C" (1"=100')



SEE NOTE ON SHEET 1 OF 2 FOR BASIS OF BEARINGS

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL SECTION OF THE SUBDIVISION LINES DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL COPY 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.

GeoPoint
Surveying, Inc.

4132 W. Blue Heron Blvd. Phone: (561) 444-2720
Suite 105 www.geo-pointsurveying.com
Riviera Beach, FL 33404 Licensed Business Number LB 7768

SHEET 2 OF 2 SHEETS

File Attachments for Item:

A. Palm Beach County Sheriff's Office - Monthly Report - June 2023



PBSO District 18 City of Westlake Monthly Report: June 2023

Calls for Service	Monthly	Traffic Summary	Monthly
Business / Residence Checks (Self-Initiated)	2,718	Written Warnings	71
Traffic Stops (Self-Initiated)	91	Verbal Warnings	22
Calls for Service (Excluding 1050's & 1061's)	259	Citations	36
All CAD Calls – Total	3,068	Total	129

Data Source: Motorola Premier 1 and TraCS
*Omit Miscellaneous Calls

Summary: During the month of June, there were **3,068** generated calls within the district and **92%** of these calls were self-initiated.

Crimes	Monthly
Homicide	0
Robbery	0
Sexual Assault	0
Shooting	0
Stabbing	0
Burglary- Business	0
Burglary- Construction	1
Burglary- Residential	0
Burglary- Vehicle	0
Larceny	2
Stolen Vehicle	0
Stolen Vehicle Recovery	0
Vandalism	1
Fire (Arson only)	0
Total	4

Note: P1 is a dynamic system. Meaning that numbers can change from what was previously reported in the event there is a location or call type re-classification/modification.

Construction Burglaries:

REPORT #	DATE/TIME FROM	DATE/TIME TO	ADDRESS	NOTATIONS
23076832	6/1/2023 13:00	6/5/2023 12:30	4852 Saint Armands Way	Unknown suspect(s) removed an A/C condenser from a house under construction. No CCTV/witnesses.

Larceny:

REPORT #	DATE/TIME FROM	DATE/TIME TO	ADDRESS	NOTATIONS
23078975	6/15/2023 9:53	6/15/2023 11:15	Rain Lilly Way	Complainant stated that he bought some electronics devices to be shipped by Uber. Uber's app showed that the package was delivered, but the complainant claims it was not. The delivery driver admitted have kept the package and stated that he was going to return the items and turn himself in. Driver has yet to return the package. Warrant request filed with SAO.
23079391	6/16/2023 12:55	6/16/2023 13:40	4670 Seminole Pratt Whitney Rd/ 7-Eleven	Suspect was caught stealing money from the store register. Refusal to prosecute signed. Case exceptionally cleared.

Vandalism:

REPORT #	DATE/TIME FROM	DATE/TIME TO	ADDRESS	NOTATIONS
23078128			Macon Way	Delayed over the weekend. Shots fired from a BB gun at the front door of the residence. Pending Log entry.