

RESOLUTION 2020-10

A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, APPROVING THE FINAL PLAT FOR SKY COVE - PHASE 1 B, LOCATED BY METES AND BOUNDS BEING DESCRIBED AS A PARCEL ON LAND LYING IN SECTIONS 1 AND 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, IN THE CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, PROVIDING FOR RECORDATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Minto PBLH, LLC, A Florida Limited Liability Company, as the Applicant has requested approval for Sky Cove - Phase 1 B, located by metes and bounds being described as a parcel on land lying in Sections 1 and 12, Township 43 South, Range 40 East, in the City of Westlake, Palm Beach County, Florida, as described In Exhibit "A" containing approximately 17.923, attached hereto; and

WHEREAS, the City of Westlake has the exclusive jurisdiction to approve the plat 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 and the boundary survey, 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 Palm Beach County Unified Land Development Codes and Florida law.

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

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

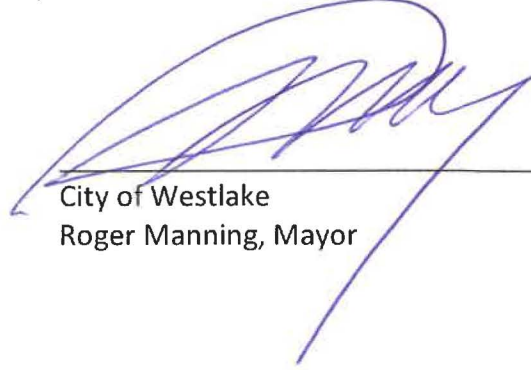
Section 2: The City Council for the City of Westlake hereby approves the final plat and boundary survey for the Sky Cove - Phase 1 B, as described in the attached Exhibit "A", containing approximately 17.923 acres, which is located in the City of Westlake, and in Palm Beach County, Florida.

Section 3. 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: This resolution shall take effect immediately upon its adoption.

PASSED AND APPROVED on first reading by City Council for the City of Westlake, on this 8th day of June 2020.

PUBLISHED on this 28th day of May, 2020 in the Palm Beach Post.



City of Westlake
Roger Manning, Mayor



Zoie Burgess, City Clerk



Approved as to Form and Sufficiency
Pam E. Booker, City Attorney

Exhibit 'A'
Sky Cove Phase 1 B
Legal Description

A PARCEL ON LAND LYING IN SECTIONS 1 AND 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 SAID SECTION 1; THENCE S.01°33'05"W. ALONG THE EAST LINE OF SAID SECTION 1, A DISTANCE OF 2945.58 FEET TO A POINT ON THE SOUTH BOUNDARY OF THE 50.0 FOOT RURAL PARKWAY EASEMENT AS SHOWN ON THE PLAT OF TOWN CENTER PARKWAY NORTH, AS RECORDED IN PLAT BOOK 123, PAGES 106 THROUGH 118, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 2190.00 FEET AND A RADIAL BEARING OF N.05°36'03"W. AT SAID INTERSECTION; THENCE WESTERLY ALONG THE SOUTH BOUNDARY OF SAID 50.0 FOOT RURAL PARKWAY EASEMENT AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°51'41", A DISTANCE OF 300.49 FEET TO A RADIAL INTERSECTION AND THE NORTHEAST CORNER OF WATER MANAGEMENT TRACT #2, AS SHOWN ON THE PLAT OF SKY COVE - PHASE I, AS RECORDED IN PLAT BOOK ___, PAGES ___ THROUGH ___, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE ALONG THE EAST LINE OF SAID WATER MANAGEMENT TRACT #2, FOR THE FOLLOWING EIGHT (8) COURSES: 1) S.02°15'38"W. RADIAL TO SAID CURVE, A DISTANCE OF 302.15 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHEAST WITH A RADIUS OF 185.00 FEET AND A RADIAL BEARING OF S.52°54'14"E. AT SAID INTERSECTION; 2) THENCE SOUTHWESTERLY, SOUTHERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 64°56'27", A DISTANCE OF 209.68 FEET TO A NON-TANGENT INTERSECTION; 3) THENCE S.03°30'00"W., A DISTANCE OF 144.93 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 3250.00 FEET; 4) THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°30'00", A DISTANCE OF 709.04 FEET TO THE POINT OF TANGENCY; 5) THENCE S.16°00'00"W., A DISTANCE OF 106.64 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST WITH A RADIUS OF 308.00 FEET; 6) THENCE SOUTHWESTERLY, SOUTHERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 60°07'46", A DISTANCE OF 323.23 FEET TO A REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 50.00 FEET; 7) THENCE SOUTHEASTERLY, SOUTHERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 78°46'08", A DISTANCE OF 68.74 FEET TO THE POINT OF TANGENCY; 8) THENCE S.34°38'22"W., A DISTANCE OF 524.11 FEET TO A POINT ON THE FUTURE NORTH RIGHT-OF-WAY LINE OF PERSIMMON BOULEVARD EAST AS SHOWN ON THE PLAT OF PERSIMMON BOULEVARD EAST - PHASE II, AS RECORDED IN PLAT BOOK ___, PAGES ___ THROUGH ___, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE N.55°21'38"W. ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 111.69 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 2293.00 FEET; THENCE NORTHWESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 2°39'22", A DISTANCE OF 106.30 FEET TO THE SOUTHEAST CORNER OF TRACT "M", AS SHOWN ON THE PLAT OF SKY COVE - PHASE I, AS RECORDED IN PLAT BOOK ___, PAGES ___ THROUGH ___, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE CONTINUE NORTHWESTERLY ALONG THE BOUNDARY OF SAID TRACT "M" AND SAID NORTH RIGHT-OF-WAY LINE, ALSO THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF

30°16'08", A DISTANCE OF 1211.37 FEET TO THE POINT OF TANGENCY; THENCE N.88°17'08"W. ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 70.69 FEET; THENCE N.00°00'00"E., A DISTANCE OF 614.58 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 1533.00 FEET AND A RADIAL BEARING OF N.06°59'23"W. AT SAID INTERSECTION; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°04'57", A DISTANCE OF 430.30 FEET TO A NON-TANGENT INTERSECTION; THENCE S.23°04'20"E., A DISTANCE OF 145.00 FEET TO A RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWESTERLY WITH A RADIUS OF 1678.00 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°54'40", A DISTANCE OF 55.97 FEET TO A NON-TANGENT INTERSECTION; THENCE S.13°23'02"E., A DISTANCE OF 50.45 FEET; THENCE S.58°12'50"E., A DISTANCE OF 39.78 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE WESTERLY WITH A RADIUS OF 75.00 FEET AND A RADIAL BEARING OF S.84°30'24"W. AT SAID INTERSECTION; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°29'36", A DISTANCE OF 7.19 FEET TO THE POINT OF TANGENCY; THENCE S.00°00'00"E., A DISTANCE OF 16.67 FEET; THENCE N.90°00'00"E., A DISTANCE OF 175.00 FEET; THENCE S.00°00'00"E., A DISTANCE OF 184.03 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHERLY WITH A RADIUS OF 2665.00 FEET AND A RADIAL BEARING OF S.13°51'02"W. AT SAID INTERSECTION; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°18'58", A DISTANCE OF 107.72 FEET TO A NON-TANGENT INTERSECTION; THENCE S.73°50'00"E., A DISTANCE OF 118.99 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY WITH A RADIUS OF 550.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°33'40", A DISTANCE OF 158.98 FEET TO THE POINT OF TANGENCY; THENCE N.89°36'20"E., A DISTANCE OF 61.99 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE EASTERLY WITH A RADIUS OF 950.00 FEET AND A RADIAL BEARING OF S.84°50'14"E. AT SAID INTERSECTION; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°51'20", A DISTANCE OF 229.73 FEET TO A NON-TANGENT INTERSECTION; THENCE S.77°50'00"E., A DISTANCE OF 126.04 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE EASTERLY WITH A RADIUS OF 825.00 FEET AND A RADIAL BEARING OF S.69°56'14"E. AT SAID INTERSECTION; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°26'14", A DISTANCE OF 6.29 FEET TO THE POINT OF TANGENCY; THENCE N.20°30'00"E., A DISTANCE OF 14.93 FEET; THENCE S.69°30'00"E., A DISTANCE OF 194.92 FEET; THENCE S.16°00'00"W., A DISTANCE OF 61.23 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY WITH A RADIUS OF 600.00 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°23'40", A DISTANCE OF 171.68 FEET TO THE POINT OF TANGENCY; THENCE S.00°23'40"E., A DISTANCE OF 152.56 FEET; THENCE S.89°36'20"W., A DISTANCE OF 115.00 FEET; THENCE S.00°23'40"E., A DISTANCE OF 21.01 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY WITH A RADIUS OF 460.00 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 28°19'14", A DISTANCE OF 227.37 FEET; THENCE S.14°18'08"E., A DISTANCE OF 47.63 FEET; THENCE S.31°59'00"W., A DISTANCE OF 49.42 FEET TO THE POINT OF BEGINNING.

CONTAINING: 780,732 SQUARE FEET OR 17.923 ACRES MORE OR LESS.