

**RESOLUTION 2020-12**

**A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, APPROVING THE FINAL PLAT FOR GROVES OF WESTLAKE - PHASE I, BEING IN PART A REPLAT OF OPEN SPACE TRACT #4 AND OPEN SPACE TRACT #5, PERSIMMON BOULEVARD EAST-PLAT 2, PLAT BOOK 128, PAGES 16 THROUGH 19, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH, FLORIDA, AND BEING A PORTION OF SECTION 7, TOWNSHIP 43 SOUTH, RANGE 41 EAST AND SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, PROVIDING FOR RECORDATION; AND PROVIDING AN EFFECTIVE DATE.**

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**WHEREAS**, Minto PBLH, LLC, A Florida Limited Liability Company, as the Applicant has requested approval for Groves Of Westlake - Phase I, being in part a Replat of Open Space Tract #4 and Open Space Tract #5, Persimmon Boulevard East-Plat 2, Plat Book 128, Pages 16 Through 19, Inclusive, Public Records of Palm Beach, Florida, and being a portion of Section 7, Township 43 South, Range 41 East and Section 12, Township 43 South, Range 40 East, in the City of Westlake, Palm Beach County, Florida, as described In Exhibit "A" containing approximately 166.070, 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.

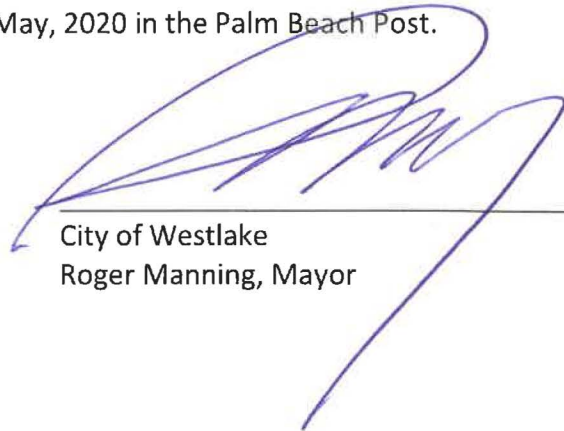
**Section 2:** The City Council for the City of Westlake hereby approves the final plat and boundary survey for the Groves of Westlake Phase I, as described in the attached Exhibit "A", containing approximately 166.070 acres, which is located in the City of Westlake, and in Palm Beach County, Florida.

**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 28<sup>th</sup> day of May, 2020 in the Palm Beach Post.



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City of Westlake  
Roger Manning, Mayor



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Zoie Burgess, City Clerk



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

**Exhibit 'A'**  
**Groves of Westlake Phase 1**  
**Legal Description**

COMMENCE AT THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, THENCE S.01°33'05"W. ALONG THE EAST BOUNDARY LINE OF SAID SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, A DISTANCE OF 4842.94 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 1, ALSO BEING THE NORTHEAST CORNER OF SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST; THENCE CONTINUE S.01°33'05"W., ALONG THE EAST BOUNDARY LINE OF SAID SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, A DISTANCE OF 524.85 FEET TO THE NORTHWEST CORNER OF SECTION 7, TOWNSHIP 43 SOUTH, RANGE 41 EAST; THENCE S.01°22'23"W., ALONG THE EAST BOUNDARY LINE OF SAID SECTION 12 AND THE WEST BOUNDARY LINE OF SAID SECTION 7, A DISTANCE OF 462.68 FEET TO THE POINT OF BEGINNING; THENCE N.34°38'22"E., A DISTANCE OF 44.48 FEET TO A POINT ON THE SOUTH LINE OF TRACT "A", PERSIMMON BOULEVARD EAST - PLAT 2, AS RECORDED IN PLAT BOOK 128, PAGES 16 AND 19, INCLUSIVE, OF PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE CONTINUE ALONG THE SOUTH LINE OF SAID TRACT "A", PERSIMMON BOULEVARD EAST FOR THE FOLLOWING TWELVE (12) COURSES: 1) N.79°38'22"E., A DISTANCE OF 56.57 FEET; 2) THENCE S.55°21'38"E., A DISTANCE OF 132.45 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 2927.00 FEET; 3) THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°58'00", A DISTANCE OF 866.75 FEET TO A POINT OF TANGENCY; 4) THENCE S.60°24'34"E., A DISTANCE OF 51.20 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTH, WITH A RADIUS OF 2938.00 FEET, AND A RADIAL BEARING OF N.16°41'45"E., AT SAID INTERSECTION; 5) THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°56'14", A DISTANCE OF 99.34 FEET TO A POINT OF TANGENCY; 6) THENCE S.75°14'29"E., A DISTANCE OF 107.60 FEET; 7) THENCE S.30°14'29"E., A DISTANCE OF 56.56 FEET; 8) THENCE S.14°45'00"W., A DISTANCE OF 18.14 FEET; 9) THENCE S.75°14'29"E., A DISTANCE OF 100.00 FEET; 10) THENCE N.14°45'00"E., A DISTANCE OF 29.14 FEET; 11) THENCE N.59°45'31"E., A DISTANCE OF 56.57 FEET; 12) THENCE S.75°14'29"E., A DISTANCE OF 23.55 FEET; THENCE S.14°45'31"W., A DISTANCE OF 54.00 FEET; THENCE S.75°14'29"E., A DISTANCE OF 29.04 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, WITH A RADIUS OF 2194.50 FEET; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 22°09'18", A DISTANCE OF 848.56 FEET TO A POINT OF TANGENCY; THENCE N.82°36'13"E., A DISTANCE OF 814.39 FEET; THENCE S.00°48'23"W., A DISTANCE OF 1817.52 FEET TO A POINT ON THE SOUTH BOUNDARY OF THE NORTH 1/2 OF SECTION 7, TOWNSHIP 43 SOUTH, RANGE 41 EAST, AS FOUND MONUMENTED AND OCCUPIED, ALSO BEING CALLED OUT AS THE EAST-WEST QUARTER SECTION LINE OF SAID SECTION 7 PER FINAL JUDGMENT (CASE NO.: 73 1016 CA (L) 01 MACMILLAN), RECORDED IN OFFICIAL RECORDS BOOK 2330, PAGE 1076, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE N.89°11'37"W., ALONG SAID SOUTH BOUNDARY OF THE NORTH 1/2 OF SECTION 7, TOWNSHIP 43 SOUTH, RANGE 41 EAST, AS FOUND MONUMENTED AND OCCUPIED, ALSO BEING CALLED OUT AS THE EAST-WEST QUARTER SECTION LINE OF SAID SECTION 7 PER SAID FINAL JUDGMENT (CASE NO.: 73 1016 CA (L) 01 MACMILLAN), A DISTANCE OF 3121.68 FEET TO THE EAST LINE OF AFORESAID SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, AS CALLED OUT IN SAID FINAL JUDGMENT (CASE NO.: 73 1016 CA (L) 01 MACMILLAN); THENCE N.01°28'15"E., ALONG SAID CALLED OUT EAST LINE OF SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, PER SAID FINAL JUDGMENT (CASE NO.: 73 1016 CA (L) 01 MACMILLAN), A DISTANCE OF 486.67 FEET TO THE EAST-WEST QUARTER SECTION LINE OF SAID SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, AS CALLED OUT IN SAID FINAL JUDGMENT (CASE NO.: 73 1016 CA (L) 01 MACMILLAN); THENCE N.88°16'09"W., ALONG SAID EAST-WEST QUARTER SECTION LINE OF SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, AS CALLED OUT IN FINAL JUDGMENT (CASE NO.: 73 1016 CA (L) 01 MACMILLAN), A

DISTANCE OF 1,406.28 FEET TO A POINT ON THE WEST LINE OF THE EAST QUARTER OF SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, AS CALLED OUT IN SAID FINAL JUDGMENT (CASE NO.: 73 1016 CA (L) 01 MACMILLAN); THENCE N.01°22'47"E., ALONG THE NORTHERLY EXTENSION OF SAID WEST LINE OF THE EAST QUARTER OF SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, AS CALLED OUT IN FINAL JUDGMENT (CASE NO.: 73 1016 CA (L) 01 MACMILLAN), A DISTANCE OF 695.87 FEET; THENCE S.89°46'43"E., A DISTANCE OF 19.88 FEET; THENCE S.88°30'20"E., A DISTANCE OF 67.52 FEET; THENCE S.89°46'43"E., A DISTANCE OF 108.20 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, WITH A RADIUS OF 977.50 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°30'30", A DISTANCE OF 298.70 FEET; THENCE N.83°26'36"E., A DISTANCE OF 51.99 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 988.50 FEET, AND A RADIAL BEARING OF N.20°14'56"W., AT SAID INTERSECTION; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 25°20'05", A DISTANCE OF 437.09 FEET TO A POINT OF TANGENCY; THENCE N.01°37'51"E., A DISTANCE OF 16.30 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 977.50 FEET, AND A RADIAL BEARING OF N.46°17'06"W., AT SAID INTERSECTION; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°26'51", A DISTANCE OF 195.30 FEET TO A POINT OF TANGENCY; THENCE N.32°16'03"E., A DISTANCE OF 128.51 FEET; THENCE N.31°08'08"E., A DISTANCE OF 67.62 FEET; THENCE N.32°13'07"E., A DISTANCE OF 192.41 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, WITH A RADIUS OF 4555.31 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°11'55", A DISTANCE OF 95.30 FEET; THENCE N.46°07'43"E., A DISTANCE OF 50.93 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHEAST, WITH A RADIUS OF 4924.48 FEET, AND A RADIAL BEARING OF S.56°03'30"E., AT SAID INTERSECTION; THENCE NORTHEASTERLY , ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°41'59", A DISTANCE OF 60.13 FEET TO A NON-TANGENT INTERSECTION; THENCE N.34°38'22"E., A DISTANCE OF 170.09 FEET TO THE POINT OF BEGINNING.

CONTAINING: 7,234,017 SQUARE FEET OR 166.070 ACRES, MORE OR LESS.