

RESOLUTION 2020-13

A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, APPROVING THE FINAL PLAT FOR TRACT PC-5 TAX COLLECTOR, A PARCEL OF LAND BEING A PORTION OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, PALM BEACH COUNTY, FLORIDA, SAID PARCEL ALSO BEING IN PART A REPLAT OF A PORTION OF TRACT O.S.T. 2 AS SHOWN ON THE PLAT OF TOWN CENTER PARKWAY SOUTH - PHASE II PLAT, AS RECORDED IN PLAT BOOK 126, PAGES 114 AND 115, AND A REPLAT OF O.S.T. 1 AS SHOWN ON ILEX WAY-PHASE I PLAT, AS RECORDED IN PLAT BOOK 126, PAGES 116 AND 117, BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, PROVIDING FOR RECORDATION, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Minto PBLH, LLC, a Florida Limited Liability Company, as the Applicant has requested approval for the Final Plat for Tract PC-5 Tax Collector, a parcel of land being a Portion of Section 1, Township 43 South, Range 40 East, Palm Beach County, Florida, said parcel also being in part a Replat of a Portion of Tract O.S.T. 2 as shown on the Plat of Town Center Parkway South - Phase II Plat, as recorded in Plat Book 126, Pages 114 and 115, and a Replat of O.S.T. 1 as shown on Ilex Way-Phase I Plat, as recorded in Plat Book 126, Pages 116 and 117, both of the public records of Palm Beach County, Florida, containing approximately 4.631 acres, City of Westlake, Palm Beach County, containing approximately as described in Exhibit "A", 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.

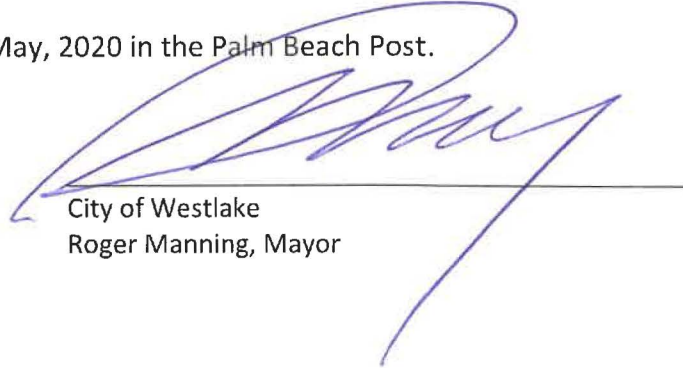
Section 2: The City Council for the City of Westlake hereby approves the final plat and boundary survey for Tract PC-5 Tax Collector, as described in the attached Exhibit "A", containing approximately 4.631 acres, which is located in the City of Westlake, and in Palm Beach County, Florida.

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.

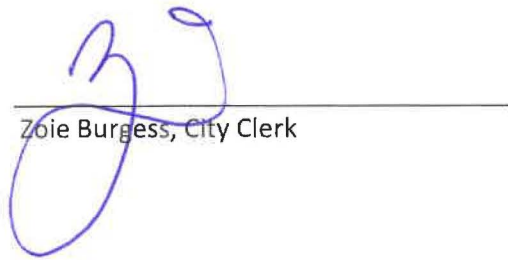
Section 4: This resolution shall take effect immediately upon its adoption.

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

PUBLISHED on this 27th 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'

Palm Beach County Tax Collector and The Department of Motor Vehicles Offices

Legal Description

A PARCEL OF LAND BEING A PORTION OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, PALM BEACH COUNTY, FLORIDA, SAID PARCEL ALSO BEING IN PART A REPLAT OF A PORTION OF TRACT O.S.T. 2 AS SHOWN ON THE PLAT OF TOWN CENTER PARKWAY SOUTH - PHASE II PLAT, AS RECORDED IN PLAT BOOK 126, PAGES 114 AND 115, AND A REPLAT OF O.S.T. 1 AS SHOWN ON ILEX WAY-PHASE I PLAT, AS RECORDED IN PLAT BOOK 126, PAGES 116 AND 117, BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND WITHIN THE CITY OF WESTLAKE, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST; THENCE S.01°33'05"W. ALONG THE EAST LINE OF SAID SECTION 1, A DISTANCE OF 250.33 FEET TO A POINT ON THE NORTH LINE OF THE 80 FOOT M-CANAL EASEMENT AS RECORDED IN DEED BOOK 1156, PAGE 58 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND AS SHOWN IN ROAD PLAT BOOK 6, PAGE 136 OF SAID RECORDS, AND AS MONUMENTED; THENCE S.88°36'57"W. ALONG SAID NORTH LINE OF THE 80 FOOT M-CANAL EASEMENT, A DISTANCE OF 3776.52 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SEMINOLE-PRATT WHITNEY ROAD AS RECORDED IN ROAD PLAT BOOK 4, PAGE 40 AND OFFICIAL RECORD BOOK 1544, PAGE 378 AND OFFICIAL RECORD BOOK 1640, PAGE 1626 ALL OF SAID PUBLIC RECORDS; THENCE S.01°42'52"W. ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 3294.35 FEET TO THE INTERSECTION WITH THE WESTERLY EXTENSION OF AND A PORTION OF THE SOUTH RIGHT-OF-WAY LINE OF TOWN CENTER PARKWAY SOUTH, AS SHOWN ON THE FIRE-RESCUE STATION #22 & TOWN CENTER PARKWAY SOUTH PLAT AS RECORDED IN PLAT BOOK 123, PAGES 104 AND 105 AND THE TOWN CENTER PARKWAY SOUTH - PHASE II PLAT AS RECORDED IN PLAT BOOK 126, PAGES 114 AND 115, BOTH OF SAID PUBLIC RECORDS; THENCE N.90°00'00"E. ALONG SAID SOUTH RIGHT-OF-WAY LINE AND THE WESTERLY EXTENSIONS THEREOF, A DISTANCE OF 954.79 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N.90°00'00"E. ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 393.11 FEET; THENCE S.00°00'00"E., A DISTANCE OF 202.00 FEET; THENCE N.90°00'00"W., A DISTANCE OF 32.00 FEET; THENCE S.00°00'00"E., A DISTANCE OF 712.88 FEET TO THE EAST RIGHT-OF-WAY LINE OF ILEX WAY AS SHOWN ON THE PLAT OF ILEX WAY-PHASE I AS RECORDED IN PLAT BOOK 126, PAGES 116 AND 117 OF SAID PUBLIC RECORDS, AND SAID TOWN CENTER PARKWAY SOUTH-PHASE II PLAT, AND A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 867.00 FEET AND A RADIAL BEARING OF S.80°06'53"W. AT SAID INTERSECTION; THENCE NORTHWESTERLY ALONG SAID EAST RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18°24'34", A DISTANCE OF 278.57 FEET TO A POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 559.00 FEET; THENCE NORTHWESTERLY ALONG SAID EAST RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°13'16", A DISTANCE OF 158.26 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST WITH A RADIUS OF 781.00 FEET; THENCE NORTHWESTERLY ALONG SAID EAST RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°10'12", A DISTANCE OF 97.74 FEET TO A POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST WITH A RADIUS OF 312.00 FEET; THENCE NORTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°51'11", A DISTANCE OF 64.54 FEET; THENCE N.25°29'34"W. ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE 96.33 FEET; THENCE N.10°17'45"W. ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 52.15 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO

NORTHEAST WITH A RADIUS OF 759.00 FEET AND A RADIAL BEARING OF N.68°18'32"E. AT SAID INTERSECTION; THENCE NORTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18°09'36", A DISTANCE OF 240.57 FEET; THENCE N.43°41'21"E. ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 34.57 FEET TO THE POINT OF BEGINNING.

CONTAINING: 201,748 SQUARE FEET OR 4.631 ACRES MORE OR LESS.