

August 9, 2021

RESOLUTION 2021-05

A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, APPROVING THE SITE PLAN SUBMITTED BY MINTO PBLH, LLC FOR POD PC-1, AMENITY PARCEL PHASE 2, KNOWN AS WESTLAKE ADVENTURE PARK LOCATED AT 5490 KINGFISHER BOULEVARD IN THE CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City's Land Development Regulations provides procedures for the review and adoption of site plans by the City Council; and

WHEREAS, the developer Minto PBLH, LLC, submitted an application for a Site Plan review and approval for Pod PC-1 – Amenity Parcel Phase 2, known as Westlake Adventure Park, located at 5490 Kingfisher Boulevard Westlake, Florida, 33470, containing approximately 4.17 acres, legally described in the attached Exhibit "A", and

WHEREAS, City staff has reviewed the proposed Site Plan Application, SPR -2020-11, which consists of an approximately 6,903 sq. ft. lodge building, an approximately 323 sq. ft. pool entry building, an approximately 3,407 sq. ft. adult only swimming pool with a lap area, a pool cabana building and four (4) basketball courts all as provided in the attached Exhibit "B", (Site Plan); and

WHEREAS, City staff has reviewed the drainage requirements, the landscape plans and other site related improvements for the Site Plan, and finds the application consistent with the City's Interim Land Development Regulations and the City's Codes; and

WHEREAS, the Site Plan is consistent with all of the requirements of the City of Westlake's Interim Land Development Regulations and the City's Codes, the city staff recommends approval of the SitePlan Review; and

WHEREAS, pursuant to law, notice has been given by publication in a paper of general circulation in Palm Beach County, notifying the public of this proposed resolution and of the public hearing; and

WHEREAS, the City Council for the City of Westlake finds that the adoption of this resolution is in the best interest and welfare of the residents of the City of Westlake.

THAT:

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

Section 1: Recitals: The above recitals are true and correct and are incorporated here in by thisreference.

Section 2: Approval of Site Plan: The City Council for the City of Westlake hereby approves the Site Plan Application, SPR 2020-11, submitted by Minto PBLH, LLC for Pod PC-1– Amenity Parcel Phase 2, known as Westlake Adventure Park which consists of an approximately 6,903 sq. ft. lodge building, an approximately 323 sq. ft. pool entry building, an approximately 3,407 sq. ft. adult only swimming pool with a lap area, a pool cabana building and four (4) basketball

courts located at located at 5490 Kingfisher Boulevard, Westlake, Florida, 33470, as described in the Site Plan, attached hereto as Exhibit "B", located on approximately 4.17 acres, in the City of Westlake, and in Palm Beach County, Florida.

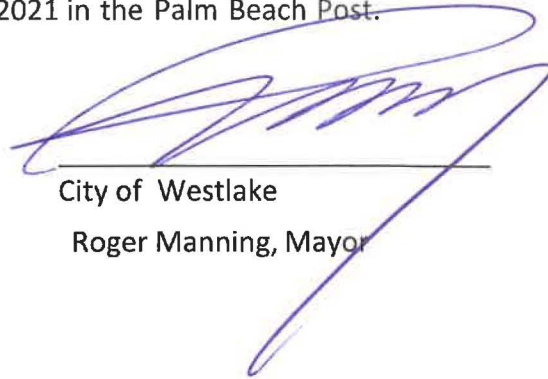
Section 3. Conflicts: All Resolutions or parts of Resolutions in conflict herewith, be and the same are repealed to the extent of such conflict.

Section 4. Severability: If any clause, section or other part of this Resolution shall be held by any court of competent jurisdiction to be unconstitutional or invalid, such unconstitutional or invalid part shall be considered eliminated and will in no way affect the validity of the other provisions of this Resolution.

Section 5: Effective Date: This resolution shall take effect immediately upon its adoption.

PASSED AND APPROVED by City Council for the City of Westlake, on this 9th day of August, ,2021.

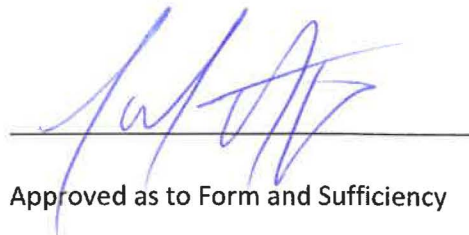
PUBLISHED on this 30th day of July, 2021 in the Palm Beach Post.



City of Westlake
Roger Manning, Mayor



Zole Burges, City Clerk



Approved as to Form and Sufficiency

Donald Doody, Interim City Attorney

Exhibit "A"

Legal Description

Westlake Amenity Parcel (PC-1)

DESCRIPTION:

A PARCEL OF LAND BEING O.S.T. 3 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 PORTION OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, FLORIDA, AND 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 2750.66 FEET; THENCE S.01°23'03"E., DEPARTING SAID NORTH LINE OF 80.00 FOOT M-CANAL EASEMENT, A DISTANCE OF 1542.71 FEET TO A POINT ON THE SOUTH BOUNDARY OF TOWN CENTER PARKWAY NORTH AS RECORDED IN PLAT BOOK 123, PAGES 106 THROUGH 118, OF SAID PUBLIC RECORDS; THENCE CONTINUE ALONG SAID SOUTH BOUNDARY OF TOWN CENTER PARKWAY NORTH FOR THE FOLLOWING FOUR (4) COURSES; 1) THENCE N.90°00'00"E., A DISTANCE OF 357.06 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 950.00 FEET; 2) THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24°39'15", A DISTANCE OF 408.78 FEET TO A NON-TANGENT INTERSECTION; 3) THENCE S.12°19'26"E., A DISTANCE OF 55.23 FEET; 4) THENCE S.59°12'32"W., A DISTANCE OF 75.09 FEET TO THE POINT OF BEGINNING; THE FOLLOWING SIX (6) COURSES BEING ALONG THE SOUTHWESTERLY BOUNDARY LINE OF TOWN CENTER PARKWAY AS SHOWN ON SAID PLAT OF TOWN CENTER PARKWAY NORTH; 1) THENCE N.75°15'27"E., A DISTANCE OF 61.91 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE SOUTHWESTERLY WITH A RADIUS OF 950.00 FEET AND A RADIAL BEARING OF S.34°05'18"W. AT SAID INTERSECTION; 2) THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 31°09'00", A DISTANCE OF 516.48 FEET TO THE POINT OF TANGENCY; 3) THENCE S.24°45'42"E., A DISTANCE OF 66.74 FEET TO THE POINT OF

CURVATURE OF A CURVE CONCAVE WESTERLY WITH A RADIUS OF 70.00 FEET; 4) THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 54°11'53", A DISTANCE OF 66.22 FEET TO THE POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE EASTERLY WITH A RADIUS OF 110.00 FEET; 5) THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 77°37'46", A DISTANCE OF 149.04 FEET TO POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE SOUTHWESTERLY WITH A RADIUS OF 70.00 FEET; 6) THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°17'52", A DISTANCE OF 70.00 FEET TO THE POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE NORTHWESTERLY WITH A RADIUS OF 950.00 FEET; THENCE SOUTHWESTERLY ALONG SAID SOUTHWESTERLY BOUNDARY OF TOWN CENTER PARKWAY AND ITS WESTERLY EXTENSION, AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 51°24'52", A DISTANCE OF 852.48 FEET TO A NON-TANGENT INTERSECTION; THENCE N.72°24'54"W., A DISTANCE OF 34.52 FEET; THENCE N.26°06'12"W., A DISTANCE OF 119.16 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY WITH A RADIUS OF 1069.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26°06'11", A DISTANCE OF 487.02 FEET TO THE POINT OF TANGENCY; THENCE N.00°00'01"W., A DISTANCE OF 165.77 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY WITH A RADIUS OF 1069.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 28°42'52", A DISTANCE OF 535.74 FEET TO THE POINT OF TANGENCY; THENCE N.28°42'51"E., A DISTANCE OF 115.94 FEET; THENCE N.75°15'27"E., A DISTANCE OF 17.96 FEET TO THE POINT OF BEGINNING.

CONTAINING: 648,192 SQUARE FEET OR 14.880 ACRES MORE OR LESS.

Exhibit "B"

Site Plan Pod PC-1 Amenity Center Phase 2

