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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.**

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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 CONFLICTS.** All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.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 1<sup>st</sup> day of August 2023.

  
\_\_\_\_\_  
City of Westlake  
John Paul O'Connor, Mayor

  
\_\_\_\_\_  
Zoie Burgess, CMC City Clerk

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

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## QUITCLAIM DEED

THIS QUITCLAIM DEED made the 1 day of August, 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:

Zoie Burgess  
Printed Name: Zoie Burgess

Kenneth G. Cross  
Printed Name: Kenneth G. Cross

**CITY OF WESTLAKE**  
**Municipal Corporation of the State of Florida**

By: \_\_\_\_\_  
Printed Name: John Paul O'Connor  
Its: Mayor

John Paul O'Connor

STATE OF Florida  
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this -1- day of August, 2023 by John Paul O'Connor, as Mayor 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]



Mery Ramirez  
Notary Public

Name typed, printed or stamped

My Commission Expires: 8/27/2023

ATTEST:

Zoie Burgess  
Zoie Burgess, 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.

NOTE: THIS IS NOT A SKETCH OF SURVEY, BUT ONLY A GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON. THERE HAS BEEN NO FIELD WORK, VIEWING OF THE SUBJECT PROPERTY, OR MONUMENTS SET IN CONNECTION WITH THE PREPARATION OF THE INFORMATION SHOWN HEREON.

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			
No.	Date	Description	Drawn

Prepared For: MINTO COMMUNITIES  
 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**

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

Drawn: GAR	Date: 02/01/22	Date File: -----
Check: DJS	P.C.: ---	Field Book: -----
Section: 3 Twn. 43S Rng. 40E		Job #: WESTLAKE 60th / TCP

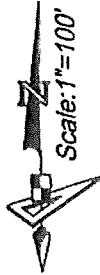
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NOT VALID WITHOUT THE ELECTRONIC AND/OR ORIGINAL SIGNATURE & RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER

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
- R/W -- RIGHT-OF-WAY



M-CANAL  
250' CITY OF WEST PALM BEACH RIGHT OF WAY  
(DEED BOOK 1156, PAGE 58)

N 89°47'06" E 4906.07'  
NORTH LINE OF SECTION 3,  
TOWNSHIP 43 SOUTH,  
RANGE 40 EAST

TOWNSHIP 42 SOUTH, RANGE 40 EAST  
TOWNSHIP 43 SOUTH, RANGE 40 EAST

60th STREET NORTH  
(ROAD PLAT BOOK 9, PAGE 99)  
SOUTH RIGHT-OF-WAY LINE  
OF 60th STREET NORTH

S87°46'28"E  
120.00'

M-CANAL EASEMENT (ROAD PLAT BOOK 6,  
PAGE 136) & 80' CITY OF WEST PALM  
BEACH EASEMENT (DEED BOOK 1156, PAGE 58)

POINT OF BEGINNING  
NORTHEAST CORNER OF  
WESTLAKE SOLAR ENERGY CENTER  
(PLAT BOOK 126, PAGE 24)

SEMINOLE IMPROVEMENT DISTRICT  
45' EASEMENT "C-3"  
(OFFICIAL RECORD N02°13'32"E  
BOOK 14742, PAGE 1196)

FUTURE 60th STREET NORTH  
S02°13'32"W  
100.00'

50' RURAL PARKWAY EASEMENT  
(OFFICIAL RECORD  
BOOK 29295, PAGE 1237)

50' RURAL PARKWAY EASEMENT  
(OFFICIAL RECORD  
BOOK 29295, PAGE 1237)

N87°46'28"W  
120.00'

WEST RIGHT-OF-WAY LINE  
TOWN CENTER PARKWAY

TOWN CENTER  
PARKWAY  
(PLAT BOOK 126,  
PAGE 24)


EAST RIGHT-OF-WAY LINE  
TOWN CENTER PARKWAY

**NOTE:** THIS IS NOT A SKETCH OF SURVEY, BUT ONLY A GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON. THERE HAS BEEN NO FIELD WORK, VIEWING OF THE SUBJECT PROPERTY, OR MONUMENTS SET IN CONNECTION WITH THE PREPARATION OF THE INFORMATION SHOWN HEREON.  
  
**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			
No.	Date	Description	Dwn.

Prepared For: MINTO COMMUNITIES  
Last Date of Field Survey: 02/01/2022



**GeoPoint**  
Surveying, Inc.

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Riviera Beach, FL 33404  
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www.geopointsurvey.com  
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