

RESOLUTION 2023-32

A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, APPROVING THE TERRACES OF WESTLAKE – PHASE II, BEING A REPLAT OF TRACT “I”, TERRACES OF WESTLAKE – PHASE I, PLAT BOOK 136, PAGES 143 THROUGH 149, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA. PROVIDING FOR RECORDATION, PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Minto PBLH, LLC, a Florida Limited Liability Company, as the Owner has requested approval for the plat of the Terraces of Westlake – Phase II, being a replat of Tract “I”, Terraces of Westlake – Phase I, Plat Book 136, Pages 143 through 149, Public Records of Palm Beach County, Florida, lying in section 12, Township 43 South, Range 40 East, City of Westlake, Palm Beach County, Florida, containing approximately 10.971 acres as described in Exhibit "A", attached hereto; and

WHEREAS, the City of Westlake has the exclusive jurisdiction to approve the plat and boundary survey 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, attached hereto as “Exhibit B”, and the boundary survey, attached hereto as “Exhibit C”, 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 City’s Land Development Regulations and Florida law.

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

- Section 1: **INCORPORATION.** The above recitals are true and correct and are incorporated herein by this reference.
- Section 2: **CITY COUNCIL APPROVALS.** The City Council for the City of Westlake hereby approves the final plat, “Exhibit B” and boundary survey, “Exhibit C” for the Terraces of Westlake – Phase II, as described in the attached Exhibit "A", containing approximately 10.971 acres, which is located in the City of Westlake, and in Palm Beach County, Florida.
- Section 3. **RECORDATION.** 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: **SCRIVENER'S ERRORS.** This Resolution can be renumbered or re-lettered and typographical errors and clarification of ambiguous wording that do not affect the intent can be corrected with the authorization of the City Manager and City Attorney without the need for public hearing.

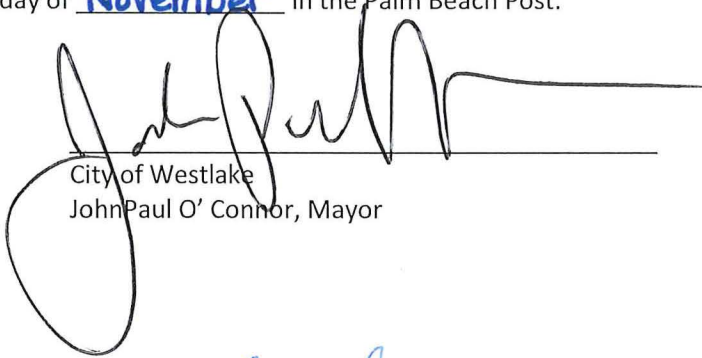
Section 5: **EFFECTIVE DATE.** This resolution shall take effect immediately upon its adoption.

Section 6: **CONFLICTS.** All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Section 7: **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.

PASSED AND APPROVED by City Council for the City of Westlake, on this 5th day of December, 2023.

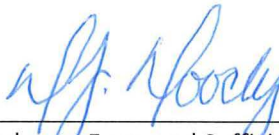
PUBLISHED on this 24th day of November in the Palm Beach Post.



City of Westlake
John Paul O' Connor, Mayor



Zoie Burgess, City Clerk



Approved as to Form and Sufficiency
Donald Doody, City Attorney
(PRINT NAME)

Exhibit 'A'
TERRACES OF WESTLAKE – PHASE II
LEGAL DESCRIPTION

DESCRIPTION:

BEING A REPLAT OF TRACT "I", TERRACES OF WESTLAKE - PHASE I, PLAT BOOK 136, PAGES 143 THROUGH 149, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 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 SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST; THENCE S.89°51'16"W., ALONG THE NORTH LINE OF SAID SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, A DISTANCE OF 2025.30 FEET; THENCE S.00°08'44"E., DEPARTING SAID NORTH LINE OF SECTION 1, A DISTANCE OF 6919.41 FEET TO THE NORTHEAST CORNER OF TRACT "A", WESTLAKE POD I AND POD J, AS RECORDED IN PLAT BOOK 130, PAGES 153 AND 154, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE S.01°22'47"W., ALONG THE EAST LINE OF SAID TRACT "A", A DISTANCE OF 829.35 FEET TO NORTHEAST CORNER OF TRACT "I", TERRACES OF WESTLAKE - PHASE I, AS RECORDED IN PLAT BOOK 136, PAGES 143 THROUGH 149, INCLUSIVE, OF SAID PUBLIC RECORDS, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUE S.01°22'47"W., ALONG SAID EAST LINE OF TRACT "A" AND THE EAST LINE OF SAID TRACT "I", A DISTANCE OF 826.04 FEET TO THE SOUTHEAST CORNER OF SAID TRACT "I"; THENCE N.88°37'13"W, DEPARTING SAID EAST LINE OF TRACT "A" SAID EAST LINE OF TRACT "I", AND ALONG THE SOUTH LINE OF SAID TRACT "I", A DISTANCE OF 618.87 FEET TO THE SOUTHWEST CORNER OF SAID TRACT "I"; THENCE N.01°42'29"E., ALONG THE WEST LINE OF SAID TRACT "I", A DISTANCE OF 23.64 FEET TO A POINT ON THE ADDITIONAL EASTERLY RIGHT-OF-WAY LINE OF ILEX WAY, AS RECORDED IN OFFICIAL RECORDS BOOK 32120, PAGE 776, OF SAID PUBLIC RECORDS: THENCE BY THE FOLLOWING FOUR (4) COURSES, BEING ALONG SAID WEST LINE OF TRACT "I" AND ADDITIONAL EASTERLY RIGHT-OF-WAY LINE OF ILEX WAY: 1) N.14°55'59"E., A DISTANCE OF 38.42 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE WEST, WITH A RADIUS OF 5045.00 AND A RADIAL BEARING OF N.88°48'57"W., AT SAID INTERSECTION; 2) THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°35'56", A DISTANCE OF 52.73 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE EAST, WITH A RADIUS OF 4955.00 FEET; 3) THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°07'28", A DISTANCE OF 97.24 FEET TO A NON-TANGENT INTERSECTION; 4) THENCE N.01°42'52"E., A DISTANCE OF 173.57 FEET; THENCE BY THE FOLLOWING THREE (3) COURSES, BEING ALONG SAID WEST LINE OF TRACT "I": 1) S.43°31'06"W., A DISTANCE OF 9.75 FEET; 2) THENCE S.88°37'13"E., A DISTANCE OF 3.02 FEET; 3) THENCE N.01°42'52"E., A DISTANCE OF 427.79 FEET TO THE NORTHWEST CORNER OF SAID TRACT "I"; THENCE BY THE FOLLOWING NINE (9) COURSES, BEING ALONG THE NORTH LINE OF SAID TRACT "I": 1) S.88°37'13"E., A DISTANCE OF 91.58 FEET; 2) THENCE S.01°22'47"W., A DISTANCE OF 41.59 FEET; 3) THENCE S.88°37'13"E., A DISTANCE OF 44.00 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHEAST, WITH A RADIUS OF 18.00 FEET AND A RADIAL BEARING OF S.88°37'13"E., AT SAID INTERSECTION; 4) THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 28.27 FEET TO A POINT OF TANGENCY; 5) THENCE S.88°37'13"E., A DISTANCE OF 295.10 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 8.00 FEET; 6) THENCE SOUTHEASTERLY,

ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $90^{\circ}00'00''$, A DISTANCE OF 12.57 FEET TO A NON-TANGENT INTERSECTION; 7) THENCE $S.88^{\circ}37'13''E.$, A DISTANCE OF 44.00 FEET; 8) THENCE $N.01^{\circ}22'47''E.$, A DISTANCE OF 52.24 FEET; 9) THENCE $S.88^{\circ}37'13''E.$, A DISTANCE OF 96.50 FEET TO THE POINT OF BEGINNING.

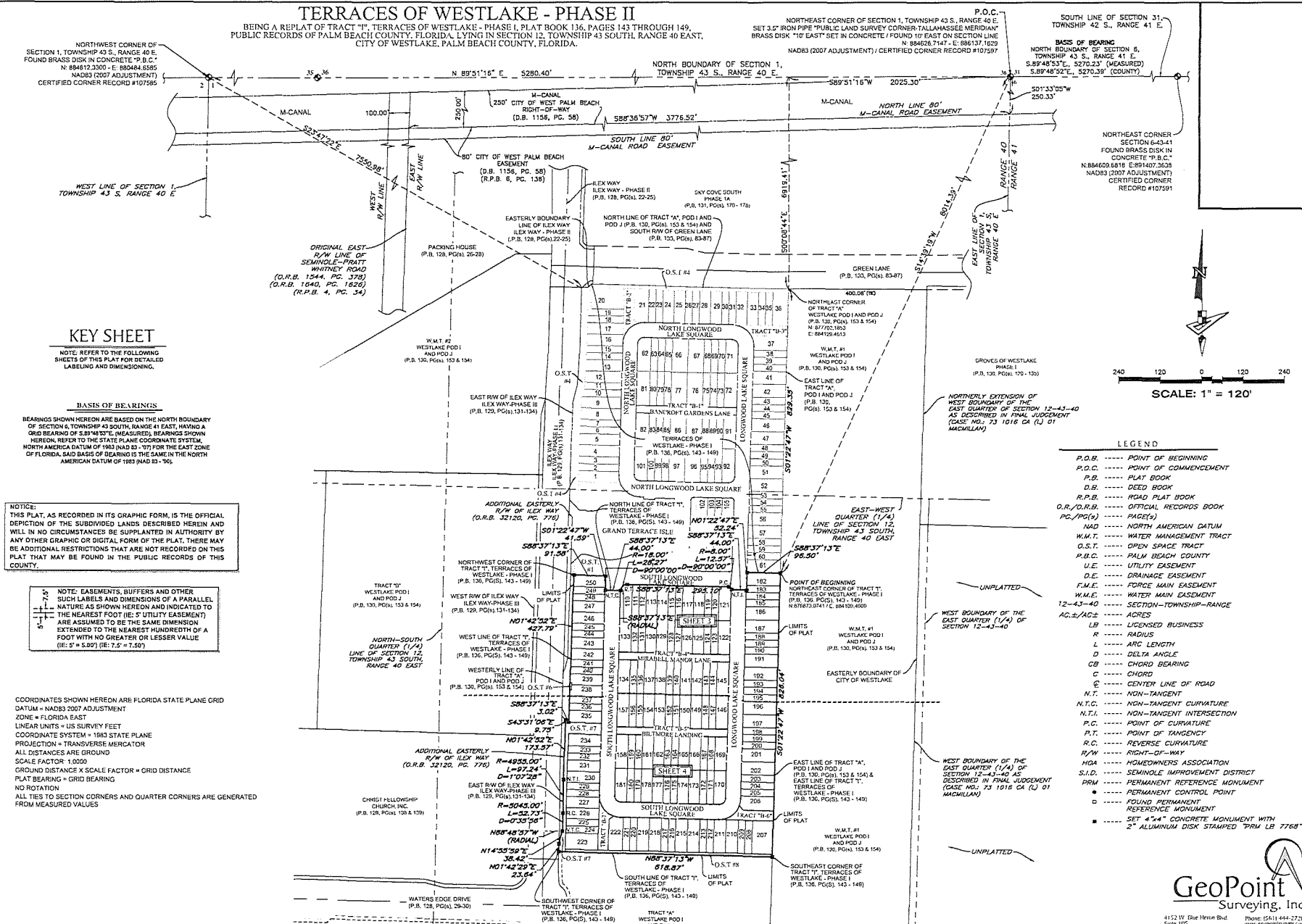
CONTAINING: 477,906 SQUARE FEET OR 10.971 ACRES, MORE OR LESS.

Exhibit 'B'
TERRACES OF WESTLAKE – PHASE II
PLAT

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TERRACES OF WESTLAKE - PHASE II

BEING A REPLAT OF TRACT "A", TERRACES OF WESTLAKE - PHASE I, PLAT BOOK 136, PAGES 143 THROUGH 149, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA.



KEY SHEET

NOTE: REFER TO THE FOLLOWING SHEETS OF THIS PLAT FOR DETAILED LABELING AND DIMENSIONING.

BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE BASED ON THE NORTH BOUNDARY OF SECTION 1, TOWNSHIP 43 S, RANGE 40 E (EAST) HAVING A GRID BEARING OF S89°48'32"E. (MEASURED). BEARINGS SHOWN HEREON REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICA DATUM OF 1983 (NAD 83 - 70) FOR THE EAST ZONE OF FLORIDA, SAID BASIS OF BEARING IS THE SAME IN THE NORTH AMERICAN DATUM OF 1983 (NAD 83 - 70).

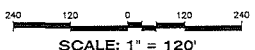
NOTICE:
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

NOTE: EASEMENTS, BUFFERS AND OTHER SUCH LABELS AND DIMENSIONS OF A PARALLEL NATURE AS SHOWN HEREON AND INDICATED TO THE NEAREST FOOT (IE: 5' UTILITY EASEMENT) ARE ASSUMED TO BE THE SAME DIMENSION EXTENDED TO THE NEAREST HUNDREDTH OF A FOOT WITH NO GREATER OR LESSER VALUE (IE: 5' ± 0.00') (IE: 1/2" ± 0.001)

COORDINATES SHOWN HEREON ARE FLORIDA STATE PLANE GRID DATUM ± NAD83 2007 ADJUSTMENT
 ZONE = FLORIDA EAST
 LINEAR UNITS = US SURVEY FEET
 COORDINATE SYSTEM = 1983 STATE PLANE
 PROJECTION = TRANSVERSE MERCATOR
 ALL DISTANCES ARE GROUND
 SCALE FACTOR = 1.0000
 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
 PLAT BEARING ± GRID BEARING
 NO ROTATION
 ALL TIES TO SECTION CORNERS AND QUARTER CORNERS ARE GENERATED FROM MEASURED VALUES

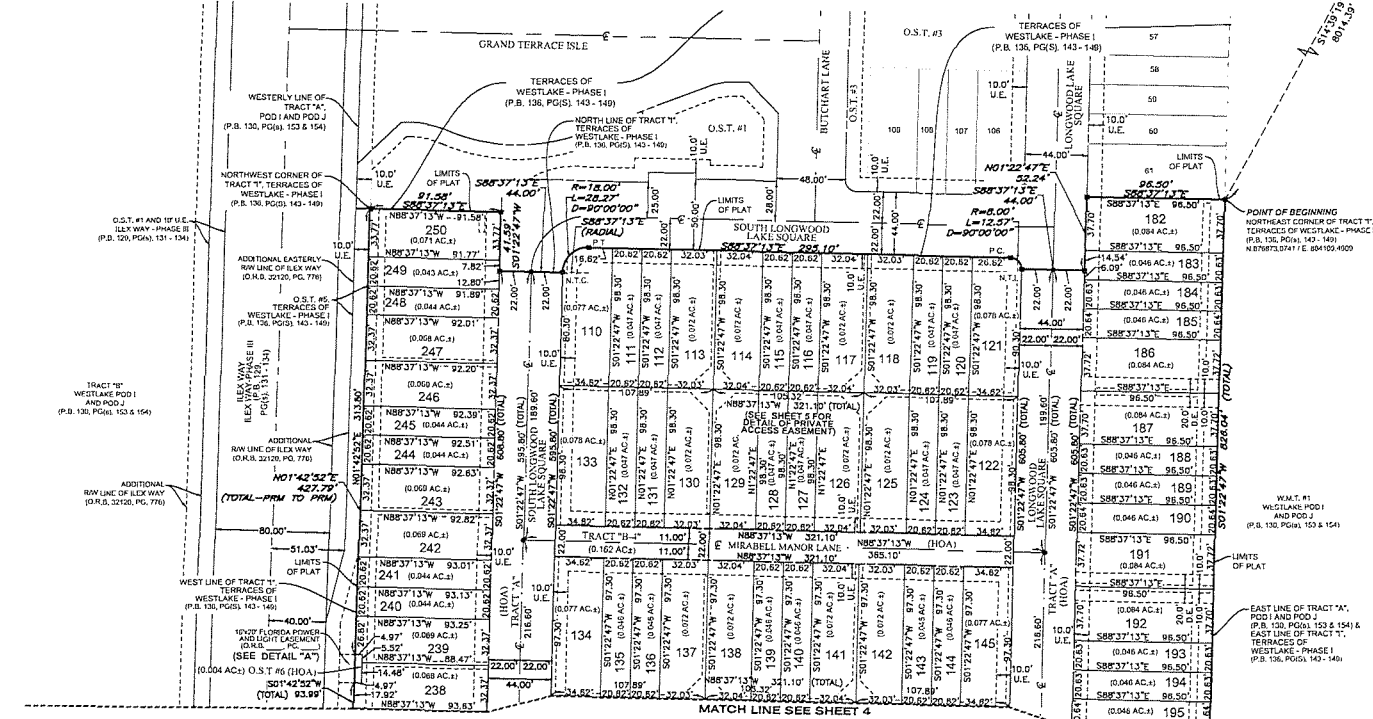
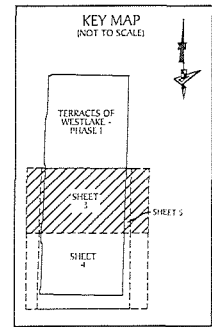
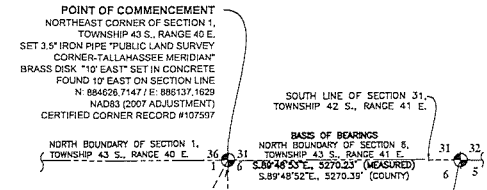
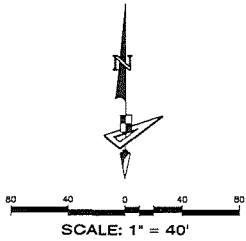
LEGEND

- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- P.B. PLAT BOOK
- D.B. DEED BOOK
- O.R./D.R. OFFICIAL RECORD BOOK
- PC./PG(S) PAGE(S)
- NAD NORTH AMERICAN DATUM
- W.M.T. WATER MANAGEMENT TRACT
- O.S.T. OPEN SPACE TRACT
- P.B.C. PALM BEACH COUNTY
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- F.M.E. FORCE MAIN EASEMENT
- W.M.E. WATER MAIN EASEMENT
- 12-43-40 SECTION-TOWNSHIP-RANGE
- AC.2/S.A.C. ACRES
- LS LICENSED BUSINESS
- R RADIUS
- L ARC LENGTH
- D DELTA ANGLE
- CB CHORD BEARING
- C CHORD
- CL CENTER LINE OF ROAD
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- N.T.C. NON-TANGENT CURVATURE
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- R/W RIGHT-OF-WAY
- H.O.A. HOMEOWNERS ASSOCIATION
- S.I.D. SEMINOLE IMPROVEMENT DISTRICT
- P.R.M. PERMANENT REFERENCE MONUMENT
- PM PERMANENT CONTROL POINT
- D FOUND PERMANENT REFERENCE MONUMENT
- SET 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "P.R.M LB 7768"

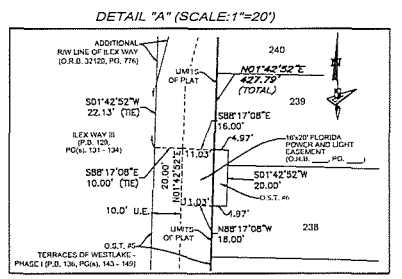


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 Sheet No. 02 of 05 Sheets

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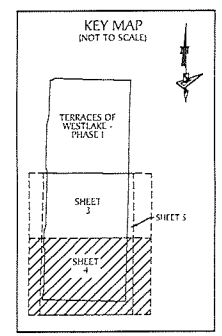
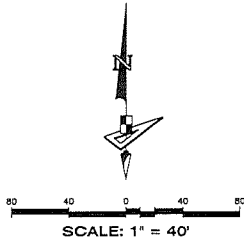
- LEGEND**
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 - W.M.E. ----- WATER MAIN EASEMENT
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 - AC./AC. ----- ACRES
 - LB ----- LICENSED BUSINESS
 - R ----- RADIUS
 - L ----- ARC LENGTH
 - D ----- DELTA ANGLE
 - CB ----- CHORD BEARING
 - C ----- CHORD
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 - HGA ----- HOMEOWNERS ASSOCIATION
 - S.I.D. ----- SEMINGLE IMPROVEMENT DISTRICT
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 - PERMANENT CONTROL POINT
 - FOUND PERMANENT REFERENCE MONUMENT
 - SET 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 7768"



GeoPoint
 Surveying, Inc.

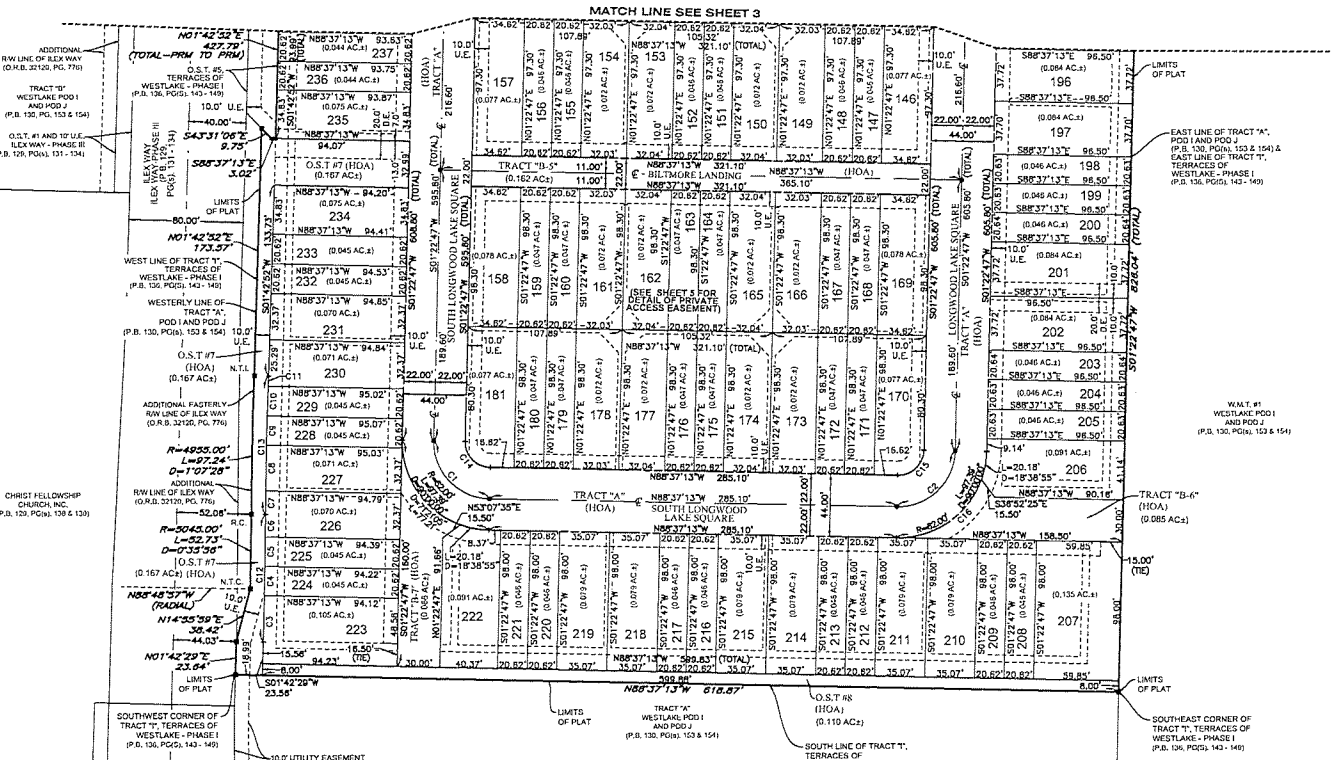
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 Riviera Beach, FL 33404 (386) 444-2320
 Sheet No. 03 of 05 Sheets

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 CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA.



LEGEND

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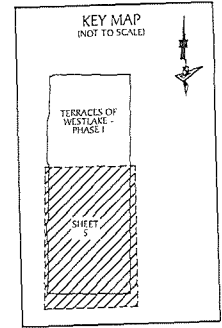
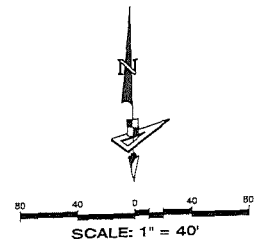
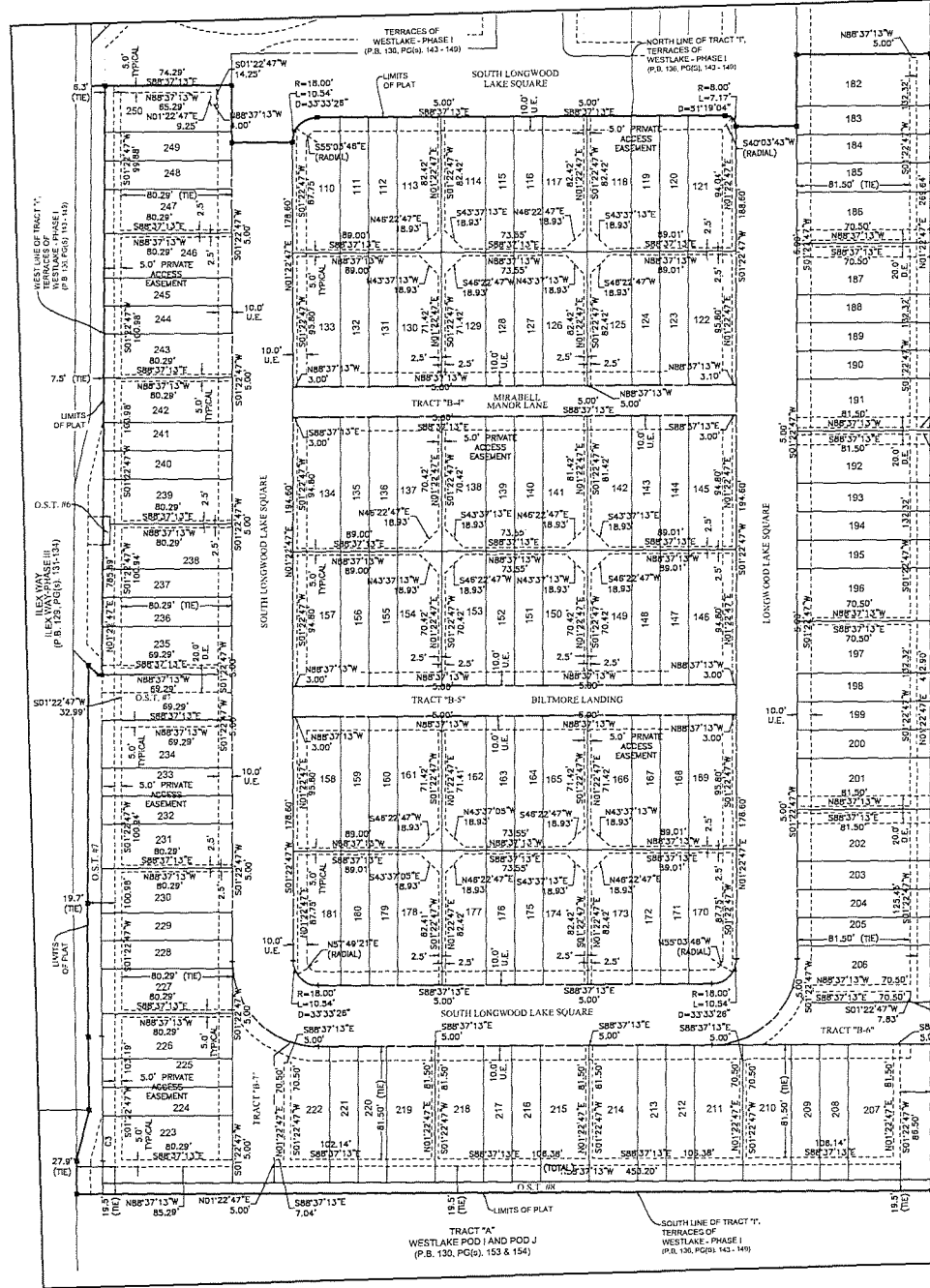
CURVE DATA TABLE				CURVE DATA TABLE			
NO.	RADIUS	DELTA	ARC	NO.	RADIUS	DELTA	ARC
C3	5035.00'	0°22'27"	33.02'	C10	4943.00'	0°14'20"	20.92'
C4	5035.00'	0°14'01"	20.82'	C11	4943.00'	0°04'30"	7.08'
C5	5035.00'	0°14'01"	20.82'	C12	5055.00'	1°01'24"	90.39'
C6	5035.00'	0°18'24"	18.80'	C13	4943.00'	1°07'57"	87.24'
C7	4943.00'	0°11'22"	16.34'	C14	18.00'	90°00'00"	28.27'
C8	4943.00'	0°22'24"	33.37'	C15	18.00'	90°00'00"	28.27'
C9	4943.00'	0°14'20"	20.82'	C16	82.00'	77°21'50"	77.21'

CURVE DATA TABLE				
NO.	RADIUS	DELTA	ARC	BEARING
C1	40.00'	90°00'00"	82.83'	S 35.37° E
C2	40.00'	90°00'00"	82.83'	N 48°22'47" E



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PRIVATE ACCESS EASEMENT DETAIL SHEET

- LEGEND**
- P.O.B. POINT OF BEGINNING
 - P.O.C. POINT OF COMMENCEMENT
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 - D.B. DEED BOOK
 - R.P.B. ROAD PLAT BOOK
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 - FOUND PERMANENT REFERENCE MONUMENT
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Exhibit 'C'
TERRACES OF WESTLAKE – PHASE II
TOPOGRAPHICAL SURVEY

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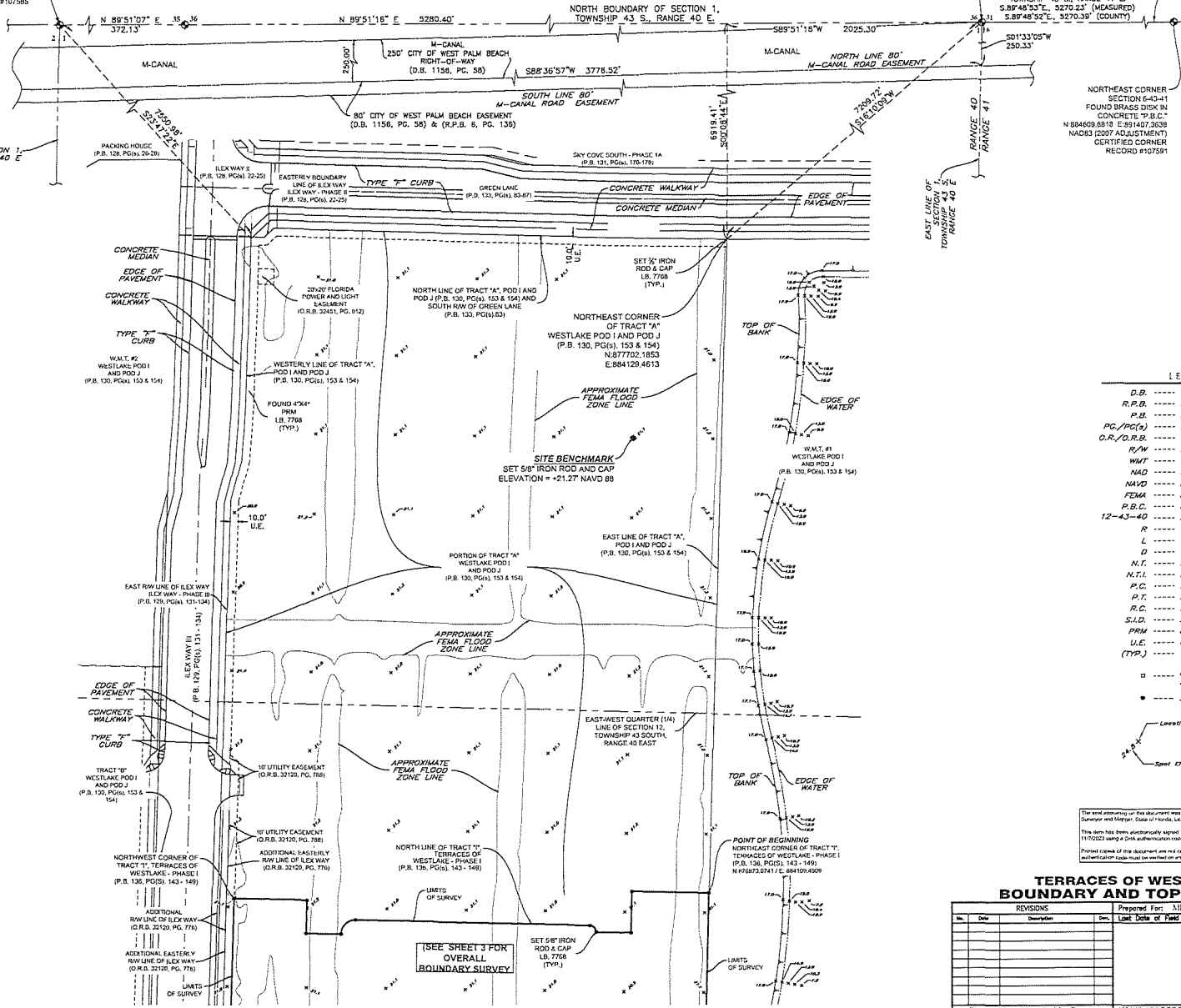
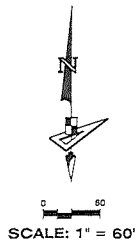
NORTHWEST CORNER OF SECTION 1, TOWNSHIP 43 S., RANGE 40 E. FOUND BRASS DISK IN CONCRETE "P.B.C." N. 89°41'23.00" E. 289.844.5585 NAD83 (2007 ADJUSTMENT) CERTIFIED CORNER RECORD #107585

POINT OF COMMENCEMENT NORTHWEST CORNER OF SECTION 1, TOWNSHIP 43 S., RANGE 40 E. SET 3/4" IRON PIPE "PUBLIC LAND SURVEY CORNER-TALLAHASSEE MERIDIAN" BRASS DISK "10' EAST" SET IN CONCRETE / FOUND 10' EAST ON SECTION LINE N. 88°52' 7.147" E. 885157.1603 NAD83 (2007 ADJUSTMENT) / CERTIFIED CORNER RECORD #107597

SOUTH LINE OF SECTION 31, TOWNSHIP 42 S., RANGE 41 E.

BASE OF BEARING NORTH BOUNDARY OF SECTION 6, TOWNSHIP 43 S., RANGE 41 E. S. 87°48' 53.7" E. 3270.23' (MEASURED) 5.8748' 52" E. 3270.38' (COUNTY)

NORTHEAST CORNER SECTION 6-43-41 FOUND BRASS DISK IN CONCRETE "P.B.C." N. 884609.6918 E. 891407.3638 NAD83 (2007 ADJUSTMENT) CERTIFIED CORNER RECORD #107591



- LEGEND**
- D.B. ----- DEED BOOK
 - R.P.B. ----- ROAD PLAT BOOK
 - P.B. ----- PLAT BOOK
 - PG./PG(s) ----- PAGE(S)
 - O.R./O.R.B. ----- OFFICIAL RECORDS BOOK
 - R/W ----- RIGHT-OF-WAY
 - WMT ----- WATER MANAGEMENT TRACT
 - NAD ----- NORTH AMERICAN DATUM
 - NAVD ----- NORTH AMERICAN VERTICAL DATUM
 - FEMA ----- FEDERAL EMERGENCY MANAGEMENT AGENCY
 - P.B.C. ----- PALM BEACH COUNTY
 - 12-43-40 ----- SECTION-TOWNSHIP-RANGE
 - R ----- CURVE RADIUS
 - L ----- CURVE ARC LENGTH
 - D ----- CURVE DELTA ANGLE
 - N.T. ----- NON-TANGENT
 - N.T.I. ----- NON-TANGENT INTERSECTION
 - P.C. ----- POINT OF CURVATURE
 - P.T. ----- POINT OF TANGENCY
 - R.C. ----- REVERSE CURVATURE
 - S.I.D. ----- SEMIANGLE IMPROVEMENT DISTRICT
 - PRM ----- PERMANENT REFERENCE MONUMENT
 - U.E. ----- UTILITY EASEMENT
 - (TYP.) ----- TYPICAL
 - ----- FOUND 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 7768"
 - ----- SET 5/8" IRON ROD AND CAP "LB 7768"
- Location of reading
Spot Elevation

The work accompanying this document was performed by Gary A. Rager, Professional Surveyor and Editor, State of Florida, License No. 52492.
This item has been electronically signed and sealed by Gary A. Rager, P.E.M., on 11/02/2022 using a GIN authentication code.
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TERRACES OF WESTLAKE - PHASE II BOUNDARY AND TOPOGRAPHIC SURVEY

REVISIONS			Prepared For: NINTO COMMUNITIES
No.	Date	Description	Lead Date of Field Survey: 12/02/2022

GeoPoint
Surveying, Inc.

4157 W. Blue Heron Blvd. Phone: (561) 444-2720
Suite 105 www.geopointsurvey.com
Palm Beach, FL 33404 Email: b@geopointsurvey.com
Drawn: GWR Date: 11/02/2022 Plot No: 1

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

Check: GAY P.E.M. 06 Field Book: 2022-049916
Northline: 12 Twn., 43 S., Rng. 40 E. Job # P051130-12-22

(SEE SHEET 3 FOR OVERALL BOUNDARY SURVEY)

