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CITY OF WESTLAKE

RESOLUTION NO. 2023-01

A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, APPROVING THE PLAT OF THE PINES OF WESTLAKE – PHASE I, BEING A PORTION OF SECTION 5, TOWNSHIP 43 SOUTH, RANGE 41 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA; PROVIDING FOR RECORDATION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

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WHEREAS, Minto PBLH, LLC, a Florida Limited Liability Company, as the Owner has requested approval for the plat of The Pines of Westlake – Phase I, being a portion of Section 5, Township 43 South, Range 41 East, City of Westlake, Palm Beach County, Florida, containing approximately 187.837 acres as described in Exhibit "A", attached hereto; and

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WHEREAS, the City of Westlake has the exclusive jurisdiction to approve the plat and boundary survey pursuant to Florida Statutes, §177.071; and

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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

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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

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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.

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

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SECTION 1. The foregoing "WHEREAS" clause is hereby ratified and confirmed by the City Council and incorporated herein by this reference.

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SECTION 2. The City Council for the City of Westlake hereby approves the final plat, "Exhibit B" and boundary survey, "Exhibit C" for The Pines of Westlake – Phase I, as described in the attached Exhibit "A", containing

1 approximately 187.837 acres, which is located in the City of Westlake, and in Palm
2 Beach County, Florida.

3 **SECTION 3.** All Resolutions or parts of Resolutions in conflict herewith, be
4 and the same are repealed to the extent of such conflict.

5 **SECTION 4.** The applicant shall provide a certified copy of the recorded
6 plat to the City and the applicant shall cover the costs of recording the plat in the
7 public records in and for Palm Beach County Florida.

8 **SECTION 5. CONFLICTS.** All resolutions or parts of resolutions in
9 conflict herewith are hereby repealed to the extent of such conflict.

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11 **SECTION 6. SEVERABILITY.** If any clause, section, other part or
12 application of this Resolution is held by any court of competent jurisdiction to be
13 unconstitutional or invalid, in part or application, it shall not affect the validity of
14 the remaining portions or applications of this Resolution.

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16 **SECTION 7. EFFECTIVE DATE.** This Resolution shall take effect
17 immediately upon its passage and adoption.

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19 **PASSED AND APPROVED** by City Council for the City of Westlake, on this
20 ___ day of _____ 2023.

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City of Westlake
JohnPaul O'Connor, Mayor

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Zoie Burgess, City Clerk

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