

**RESOLUTION 2024-08**

**A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, APPROVING THE PLAT OF WESTLAKE POD G – NORTH, BEING A PORTION OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, AND BEING, IN PART, A REPLAT OF ALL OF TRACT "B", TOWN CENTER PARKWAY SOUTH - WEST, PLAT BOOK 132, PAGES 57 AND 58, AND A PORTION OF OPEN SPACE TRACT #1, PERSIMMON BOULEVARD WEST - PLAT 2, PLAT BOOK 134, PAGES 164 THROUGH 166, INCLUSIVE, BOTH OF THE PUBLIC RECORDS OF 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 Westlake Pod G – North, being a portion of Section 1, Township 43 South, Range 40 East, City of Westlake, Palm Beach County, Florida, and being, in part, a replat of all of Tract “B”, Town Center Parkway South – West, Plat Book 132, Pages 57 and 58, and a portion of Open Space Tract #1, Persimmon Boulevard West – Plat 2, Plat Book 134, pages 164 through 166, inclusive, both of the Public Records of Palm Beach County, Florida, in the City of Westlake, Palm Beach County, containing approximately 57.595 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 Westlake Pod G – North, as described in the attached Exhibit "A", containing approximately 57.595 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 \_\_\_\_ day of \_\_\_\_\_, 2024.

**PUBLISHED** on this \_\_\_\_ day of \_\_\_\_\_ in the Palm Beach Post.

\_\_\_\_\_  
City of Westlake  
JohnPaul O' Connor, Mayor

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

\_\_\_\_\_  
Approved as to Form and Sufficiency  
\_\_\_\_\_, City Attorney  
(PRINT NAME)