

RESOLUTION 2021-37

A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, APPROVING A REPLAT OF THE PLAT OF THE CRESSWIND PALM BEACH PHASE 3, PLAT BOOK 132, PAGES 120-126, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. LYING IN SECTION 6, 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.

WHEREAS, KH Westlake, LLC, a Florida Limited Liability Company, as the Owner has requested approval for Lots 350, 351, and 352, Cresswind Palm Beach Phase 3, Being A Replat Of The Plat Of Cresswind Palm Beach Phase 3, Plat Book 132, Pages 120 Through 126, Public Records Of Palm Beach County, Florida. Lying In Section 6, Township 43 South, Range 41 East, City Of Westlake, Palm Beach County, Florida, containing approximately 0.3780 acres; 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 replat, 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 Approval:** The City Council for the City of Westlake hereby approves the Cresswind Palm Beach Phase 3 Replat, containing approximately 0.3780 acres, and 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 replat in the public records in and for Palm Beach County Florida.

Section 4: **Scrivener's Errors:** The City of Westlake intends that the 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. **Conflicts:** All Resolutions or parts of Resolutions in conflict herewith, be and the same are repealed to the extent of such conflict.

Section 6. **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 7: **Effective Date:** This resolution shall take effect immediately upon its adoption.

PASSED AND APPROVED by City Council for the City of Westlake, on this 6th day of December 2021.

PUBLISHED on this 26th day of November 2021 in the Palm Beach Post.

City of Westlake
Roger Manning, Mayor

Zoie Burgess, City Clerk