



City of Westlake

Planning and Zoning Department – Staff Report

Planning and Zoning Board Hearing - 4/12/21

PETITION DESCRIPTION

PETITION NUMBER: VAR-2021-01 *Variance for Crossings, Pod M-2*
OWNER: Minto PBLH, LLC
APPLICANT: Cotleur & Hearing
ADDRESS: 5075 Seminole Pratt Whitney Road, Westlake, FL 33470
PCN: 77-40-43-01-00-000-1010

REQUEST: Application for a Variance to allow eighty (80) percent dead end streets where the Interim City Code from Palm Beach County requires a maximum of twenty (20) percent dead end streets; relief from Article 3.2.A.2.a. Dead End Streets. The subject application is located in Pod M-2, Crossings in the City of Westlake, Palm Beach County, Florida, 33470.

SUMMARY

The subject application, Crossings, is located in Pod M-2 and part of Pod M. The proposed Crossings will be build south of the future Town Center district and the existing Westlake Adventure Park. Sky Cove, an existing single-family residential community, is located east of Crossings within Pod M and designated as Pod M-1. Crossings residential development consists of 130 attached single family townhome units located on 15.57 acres (Pod M-2). The primary access points to the Crossings community will be on Town Center Parkway, at the intersection of Kingfisher Boulevard.

On March 8, 2021, the Crossings plat received a conditional approval by the City Council. The subject condition is because the proposed development exceeds by 60 percent the amount of dead end streets that the City's interim code allows. So, the applicant is requesting a Variance to allow eighty (80) percent dead end streets where the Interim City Code from Palm Beach County requires a maximum of twenty (20) percent dead end streets; relief from Article 3.2.A.2.a. Dead End Streets.

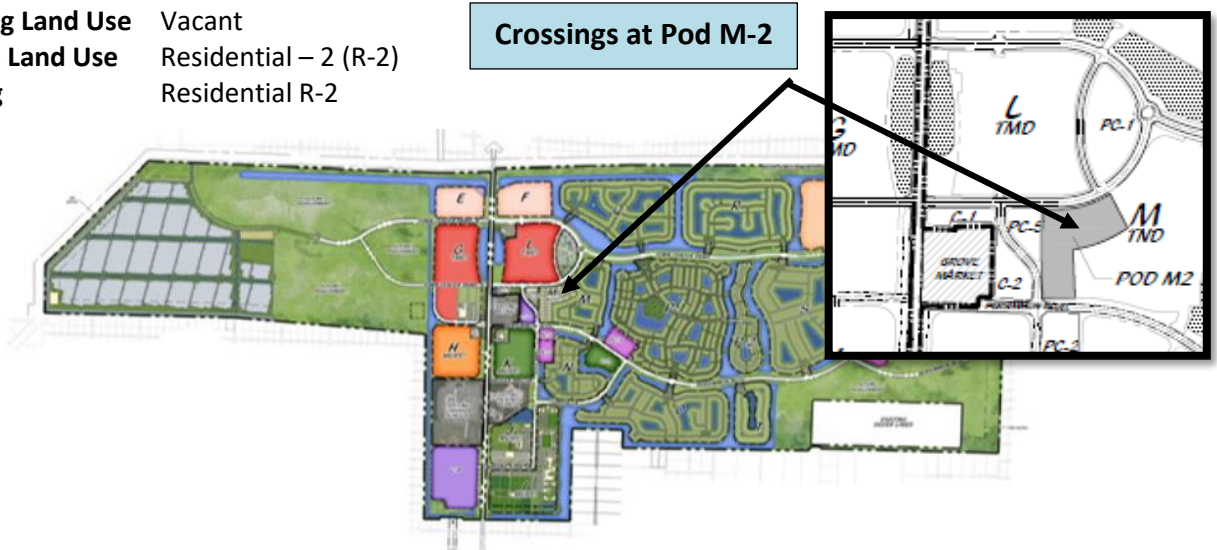
The subject variance application is in compliance with the City Code. *Chapter 2. Section 5. Notice* in terms of providing mail notice to property owners within 300 feet of the affected site; public notice published in the Palm Beach Post; and posting of signs at the subject site. See attached affidavit provided by the applicant.

STAFF RECOMMENDATION

Based upon the facts and findings contained herein, the Planning and Zoning and Engineering Departments recommend approval of the subject application. Also, *the Palm Beach County Fire Rescue has no objection to the number of dead end streets.*

PETITION FACTS

- a. **Total Site Area:** 15.57 acres (Pod M-2)
- b. **Total Dwelling Units:** 130 Units - Attached Single Family Units (Townhomes)
- c. **Density:** 8.35 Dwelling Units per Acre. The Comprehensive Plan allows max. 12 DUs/Acre
- d. **Land Use and Zoning**
 - Existing Land Use** Vacant
 - Future Land Use** Residential – 2 (R-2)
 - Zoning** Residential R-2



BACKGROUND

The subject application, Crossings, is located in Pod M-2 and part of Pod M. The proposed Crossings will be build south of the future Town Center district and the existing Westlake Adventure Park. Sky Cove, an existing single-family residential community, is located east of Crossings within Pod M and designated as Pod M-1. Crossings will be 130 attached single family townhome units on 15.57 acres (Pod M-2). Crossings include 30-foot-wide lots containing attached single-family homes in clusters of four (4) and five (5). Side corner lots are generally 40’ wide. The primary access points to the Crossings community will be on Town Center Parkway, at the intersection of Kingfisher Boulevard.

The City of Westlake is in the process of writing its own Land Development Regulations. A number of Chapters has been approved by the City Council, and additional ones are being written. City Staff relies on the adopted City Code chapters, and the interim Palm Beach County Unified Land Development Code (ULDC) for reviews of site plans and plats.

On March 8, 2021, the Crossings plat received a conditional approval by the City Council. The subject condition is because the proposed development exceeds by 60 percent the amount of dead end streets that the City’s interim code allows. So, the applicant is requesting a Variance to allow eighty (80) percent dead end streets where the Interim City Code from Palm Beach County requires a maximum of twenty (20) percent dead end streets; relief from Article 3.2.A.2.a. Dead End Streets.



VARIANCE REQUEST

The subject application was reviewed according to the Palm Beach County Unified Land Development Code (ULDC). The City has not yet adopted subdivision regulation and platting requiring the applicant to rely on Article 11 of the Palm Beach County Unified Land Development Code. Article 3.2.A.2.a. Dead End Streets requires that a development provides a maximum of 20 percent of dead-end streets as indicated below:

a) Dead-End Streets
 No more than 20 percent of all TND streets may be dead-end streets, such as cul-de-sacs and T-turnarounds. The maximum length for dead-end streets shall be 900 feet and up to 1,250 feet, with a mid-block pedestrian pass-thru. The maximum length for dead-end streets shall be:

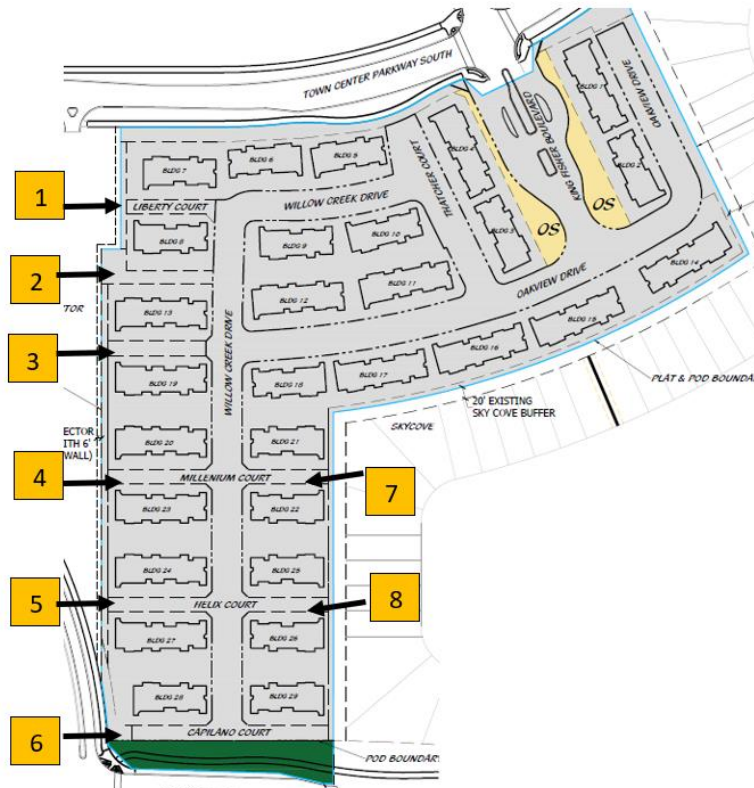
(1) Single Family Residential
 900 feet. Up to 1,250 feet with a mid-block pedestrian pass-thru.

(2) All Others
 900 feet.

Crossings proposes a number of streets or courts that are primarily used as the means to access the attached single-family residences within the parcel. The subject courts are dead-end streets and exceed the 20 percent allowed by Code. Per the ULDC the following calculations were confirmed:

- a. The percentage of streets/courts onsite that contain dead-ends is equal to 80 percent.
- b. Maximum requirement per Article 3.2.A.2.a. is 20 percent.
- c. The applicant is requesting a total of 60 percent above the maximum requirement

The below graphic depicts the location of the subject dead-end streets:



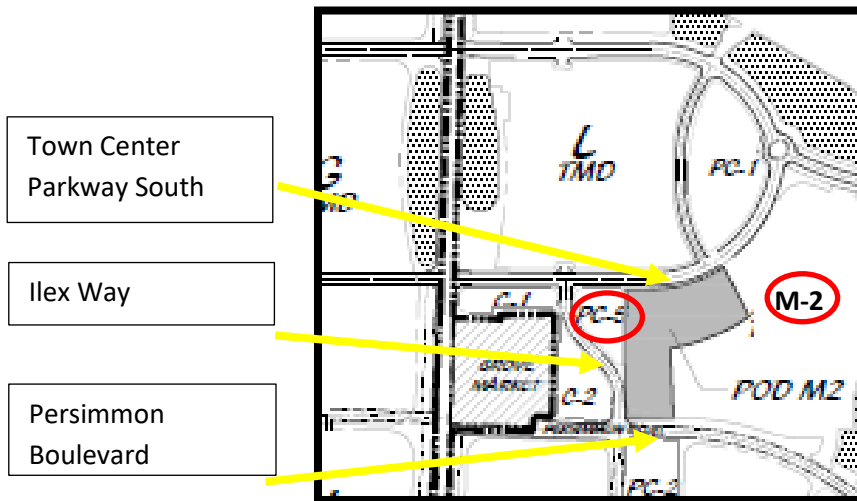
STAFF ANALYSIS AND FINDINGS

Per Chapter 2, Section 2: Special Applications, (B) Variances, the Planning and Zoning Board shall consider and find that all seven criteria listed below have been satisfied by the applicant prior to making a motion for approval of a variance:

- (A) **Strict application of the LDRs creates an undue burden or a practical difficulty on the development of applicant’s lot(s) or parcels and was not created by the actions of the applicant.**

Applicant Response: YES. Westlake has been designed and planned as a unique community with a focus on walkability and alternative modes of transportation. Additionally, higher density parcels or pods have been strategically located closer to the center of town and future town center. Pod M 2 also known as “The Crossings” is uniquely positioned on the south side of Town Center Parkway South, east of Ilex Way and North of Persimmon Boulevard. The entrance to the community is directly opposite Kingfisher Blvd. which provides pedestrian and vehicular access to the Westlake Amenity Center (Adventure Park). Parcel M-2 is the closest residential parcel to the Amenity Center and future Town Center located on Pod L. The ULDC does not fully account for the unique nature of Westlake as contemplated in its Comprehensive Plan and the development patterns contemplated by the City’s Zoning Code. While the ULDC contemplates the use of residential access streets to serve single- family homes it does not provide similar provisions for attached single-family homes, where because of its density, small alleys are appropriate. The proposed design ensures safe, convenient, and accessible access to each attached single-family home. Additionally, applying a limitation to the number short alleys inhibits creative design and adds unnecessary costs. The Provisions of the ULDC are focused on much longer streets from 660 feet to 1320 feet as opposed to the quaint alley or courts proposed by the applicant.

City Staff: The M-2 Pod site is constrained by its location. As showing in the below graphic, the subject Pod is surrounded by Pod PC-5 to the west and M-1 to the east (Sky Cove). The subject Pod only vehicular access is through Town Center Parkway South. Pod M-2 also fronts Persimmon Boulevard; however, because its proximity to Ilex Way and traffic safety measures, it can not accommodate a vehicular access/exit on this Boulevard.



Based on the above description, the Palm Beach County ULDC requirement imposes a practical difficulty on the development of applicant’s parcel.

(B) Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district.

Applicant Response: YES. Westlake was the only Agricultural Enclave in Palm Beach County which makes it uniquely different from all other lands. Additionally, as noted the City has adopted its own Comprehensive Plan and zoning district regulations but has not yet adopted its subdivision and platting regulations. This is an extremely unique circumstance. It is anticipated that the proposed subdivision and platting regulations when approved will negate the needs for this variance request.

City Staff: The M-2 Pod site is constrained by its location. *As shown on Criteria A site graphic location*, the subject Pod is surrounded by Pod PC-5 to the west and M-1 to the east (Sky Cove). The subject Pod only vehicular access is through Town Center Parkway South. Pod M-2 also fronts Persimmon Boulevard; however, because its proximity to Ilex Way and traffic safety measures, it can not accommodate vehicular access/exit on this Boulevard.

Sites that are located in the same zoning district, and all its boundaries are adjacent to roads will not have a justification to provide dead-end roads above the ULDC code requirements. M-2 Pod is peculiar because it is surrounded to the east and west by other land parcels, and it is only adjacent to two (2) roads as explained in detail in Criteria A.

(C) Literal interpretation of the provisions of this chapter would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this chapter and would work unnecessary and undue hardship on the applicant.

Applicant Response: YES. There are no other properties with the same zoning district within the unincorporated area of Palm Beach County other than Westlake. An undue hardship is created by the fact that the applicant is regulated by an intended zoning code without the benefit of the subdivision and platting regulations being fully adopted.

City Staff: The City Interim Code, Palm Beach County ULDC, *Article 3.2.A.2.a. Dead-End Streets* requires that a development provides a maximum of 20 percent of dead-end streets. The Crossings is proposing 80 percent dead-end streets or courts because its peculiar land location as indicated in Criteria A and B.

(D) No negative impacts are or will be generated by the variance, and/or that any impacts caused by the variance can be adequately mitigated.

Applicant Response: YES. The proposed site design ensures full pedestrian, golf cart and vehicular connectivity. Travel distance and or time is not impacted by the proposed design.

City Staff: The subject site plan and plat were reviewed by the City's Engineer Department and provided the following comment: *"The plan meets the criteria for length of dead-end streets and is significantly under the maximum length allowed. A maximum 900-feet is allowed, and 100-feet is provided for each alley. The street connecting the alleys, Willow Creek Drive, is 780-feet. The subject plan does not meet the review criteria for number of dead-end streets (20-percent required, 80-percent provided). However, if additional connections were included, the resulting vehicle or pedestrian travel time would not change significantly. Therefore, the*

City Engineer has no objection to the site plan as configured. Also, Palm Beach County Fire Rescue has no objection to the plan. Therefore, the City Engineer recommends that the plan be approved in the current configuration.”

(E) The grant of a variance will not confer upon the applicant any special privilege denied to any other owner of land, buildings, or structures located in the same zoning district.

Applicant Response: YES. The granting of the variances will not confer any special privilege because the circumstances are unique to Westlake.

City Staff: Crossings is located in Pod M-2 in the R-2 Residential Zoning District. All applications for site plan and plat are reviewed for compliance with the City Code (Chapters that were adopted by the City Council) and the Interim City Code (Palm Beach County ULDC). Plats are required to have final approval by the City Council after City Staff reviews them for compliance with Codes.

On March 8, 2021, the Crossings plat received a conditional approval by the City Council. The subject condition is because the proposed development exceeds by 60 percent the amount of dead end streets that the City’s interim code allows. So, the applicant is requesting a Variance to allow eighty (80) percent dead end streets where the Interim City Code from Palm Beach County requires a maximum of twenty (20) percent dead end streets; relief from Article 3.2.A.2.a. Dead End Streets.

The grant of the subject variance will not confer upon the applicant any special privilege denied to any other owner of land, buildings, or structures located in the same zoning district.

(F) The variance granted is the minimum variance that will make possible the use of the land, building, or structure.

Applicant Response: The variance request has been limited to the minimum required to make reasonable use of the land. The applicant proposes to limit the applicability to alley streets not greater than 175’ in length providing access to not more than 5 attached single family homes.

City Staff: The subject site plan and plat were reviewed by the City’s Engineer Department and provided the following comment: *“The plan meets the criteria for length of dead-end streets and is significantly under the maximum length allowed. A maximum 900-feet is allowed, and 100-feet is provided for each alley. The street connecting the alleys, Willow Creek Drive, is 780-feet. The subject plan does not meet the review criteria for number of dead-end streets (20-percent required, 80-percent provided). However, if additional connections were included, the resulting vehicle or pedestrian travel time would not change significantly. Therefore, the City Engineer has no objection to the site plan as configured. Also, Palm Beach County Fire Rescue has no objection to the plan. Therefore, the City Engineer recommends that the plan be approved in the current configuration.”*

If granted the subject variance, it will make possible the use of Pod M-2 and the development of Crossings residential community.

(G) The grant of the variance will be in harmony with the general intent and purpose of this chapter and land development regulations.

Applicant Response: YES. The variance will facilitate the intended development plan of Westlake and is consistent with the development pattern and use of the surrounding developments which include Sky Cove and the PBC Tax Collector’s Office. Additionally, the overall design of the plan provides full connectivity to the City’s comprehensive multi-modal pathway and sidewalks system consistent with the requirements of the Westlake Comprehensive Plan.

City Staff: Crossings is located in Pod M-2 in the R-2 Residential Zoning District. All applications for site plan and plat are reviewed for compliance with the City Code (Chapters that were adopted by the City Council) and the Interim City Code (Palm Beach County ULDC).

The subject application is in compliance with code requirements regarding density, lot coverage, height, setbacks, pervious open space, landscape, sewerage, drainage and traffic. With regard to connectivity, Crossings provides a gate for golf carts and pedestrian access to Persimmon Boulevard. In terms of Neighborhood Parks, the applicant complies with the Level of Service by providing passive green areas with benches and trees. In terms of safety, Palm Beach County Fire Rescue has no objection to the Crossings site plan.

(H) Financial hardship is not to be considered as sufficient evidence of a hardship in granting a variance.

Applicant Response: YES. Literal interpretation and enforcement of the terms and provisions of this code would only prevent the applicant from complying with the intended pattern of development for Westlake and the introduction of diverse housing products as contemplated by the City’s Comprehensive Plan and Zoning Code.

City Staff: The subject variance hardship is based on the peculiar location of Pod M-2 detailed in Criteria A. Pod M-2 is surrounded by Pod PC-5 to the west and M-1 to the east (Sky Cove). The subject Pod only vehicular access is through Town Center Parkway South. Pod M-2 also fronts Persimmon Boulevard; however, because its proximity to Ilex Way and traffic safety measures, it can not accommodate a vehicular access/exit on this Boulevard.

(I) The grant of the variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

Applicant Response: YES. The requested Variance will not be injurious or detrimental to public health, safety, and welfare. The request has been fully vetted by the City’s Engineering Department and PBC Fire Rescue who have both signed off on the site plan. Additionally, Minto has successfully completed several attached single-family home neighborhoods utilizing similar design techniques.

City Staff: The subject application is in compliance with code requirements regarding density, lot coverage, height, setbacks, pervious open space, landscape, sewerage, drainage and traffic. With regard to connectivity, Crossings provides a gate for golf carts and pedestrian access to Persimmon Boulevard. In terms of Neighborhood Parks, the applicant complies with the Level of Service by providing passive green areas with benches and trees. In terms of safety, Palm Beach County Fire Rescue has no objection to the Crossings site plan. If variance is granted, it will not be injurious to the area involved or otherwise detrimental to the public welfare.

FINAL REMARKS

The subject variance application was reviewed based on the City Code, Chapter 2. See attached report and recommendation letter from the City Engineer and the Palm Beach County Fire Department.

The subject variance application is in compliance with the City Code. *Chapter 2. Section 5. Notice* in terms of providing mail notice to property owners within 300 feet of the affected site; public notice published in the Palm Beach Post; and posting of signs at the subject site. See attached affidavit provided by the applicant.

On March 8, 2021, the Crossings plat received a conditional approval by the City Council. The subject condition is because the proposed development exceeds by 60 percent the amount of dead end streets that the City's interim code allows. See attached Resolution.



Architectural Elevation of Proposed Townhomes

RE: Resubmittal please-POD M2 - SP Revisions. Fire-Rescue Site Plan
Review Revisions Comments Westlake/M2 x



➔ **Pedro Segovia**
to me ▾

Tue, Feb 16, 9:46 AM (8 days ago) ☆ ↶ ⋮

No comment

From: Gina Lawrence <gina@nzconsultants.net>
Sent: Tuesday, February 16, 2021 9:21 AM
To: Pedro Segovia <PSEGOVIA@pbcgov.org>
Subject: Fwd: Resubmittal please-POD M2 - SP Revisions

***** Note: This email was sent from a source external to Palm Beach County. Links or attachments should not be accessed unless expected from a trusted source. *****

Good morning Pedro,

Please advise if you have any additional comments for the applicant.

Thank you!

Gina Lawrence
Urban Planner
We Plan and Design Memorable Places



CITY OF WESTLAKE

Engineering Department

4001 Seminole Pratt Whitney Road
Westlake, Florida 33470
Phone: (561) 530-5880
www.westlakegov.com

DATE:	3/15/2021
APPLICATION NUMBER:	VAR-2021-01
DESCRIPTION:	Pod M-2, Crossings of Westlake
APPLICANT:	Cotleur & Hearing
OWNER:	Minto PBLH, LLC
REQUEST:	Variance Review
LOCATION:	Westlake, FL
STAFF REVIEW:	RECOMMENDATION OF APPROVAL

The Engineering Department recommends approval of the application referenced above with the following notes:

- The plan meets the criteria for length of dead-end streets and is significantly under the maximum length allowed. A maximum 900-feet is allowed, and 100-feet is provided for each alley. The street connecting the alleys, Willow Creek Drive, is 780-feet. The subject plan does not meet the review criteria for number of dead-end streets (20-percent required, 80-percent provided). However, if additional connections were included, the resulting vehicle or pedestrian travel time would not change significantly. Therefore, the City Engineer has no objection to the site plan as configured. Also, Palm Beach County Fire Rescue has no objection to the plan. Therefore, the City Engineer recommends that the plan be approved in the current configuration.

This letter has been prepared by the following individual, in association with their consultants and subconsultants:

A handwritten signature in blue ink, appearing to read "Suzanne Dombrowski".

Suzanne Dombrowski, P.E.
Chen Moore and Associates
Tel: 561.746.6900 x 1035
Email: sdombrowski@chenmoore.com



CITY OF WESTLAKE
Engineering Department
4001 Seminole Pratt Whitney Road
Westlake, Florida 33470
Phone: (561) 530-5880
www.westlakegov.com

STAFF MEMORANDUM

DATE: 3/15/2021
PETITION NO.: VAR-2021-01
DESCRIPTION: Variance for Crossings of Westlake (Pod M-2) Site Plan
APPLICANT: Cotleur and Hearing
OWNER: Minto PBLH, LLC
REQUEST: Applicant (Minto PBLH, LLC) is requesting review of the Variance for Crossings of Westlake (Pod M-2) Site Plan

Final Recommendation

The Office of the City Engineer has reviewed the documents associated with the application referenced above and recommends approval of the variance to facilitate the site plan approval for Pod M-2.

Discussion

The Crossings of Westlake (Pod M-2) proposes 130 attached single-family (townhome) units on 15.57 acres. Pod M-2 is centrally located within Westlake, adjacent to the future Town Center, east of Town Center Parkway South and north of Persimmon Boulevard East, as shown in the graphics below. Specifically, the applicant is requesting a variance to allow short, dead end, vehicular alleys to be used to as the means to access attached single-family residential within the parcel.

Location Maps





POD M-2



The primary access points to the Crossings community will be on Town Center Parkway, at the intersection of Kingfisher Boulevard. All of the residences within the Crossings of Westlake are within a five-minute walk to the Westlake Adventure Park. Within Pod M-2, there will be 30-foot-wide lots containing attached single-family homes in clusters of 4 and 5. Side corner lots are generally 40' wide. The proposed lot area exceeds the minimum area required by the City Code.

The 130 single-family attached homes have a net density of 8.34 dwelling units per acre. The Westlake Master Plan provides for up to 150 attached single-family homes thus the proposed plan is consistent with the land use, zoning, and Westlake Master Plan. The 20 unused units will be transferred to another attached single-family pod the next time the master plan is formally amended. The 130 units however remains fully consistent with the approved Development Order. The approved Density for Pod M which includes Sky Cove (M-1 and Crossings M-2) is 5.84 dwelling units per acre. With the reduction of 20 attached single-family units the density at build out will be 5.53 dwelling units per acre.

The townhomes within Crossings create a “New Florida Coastal Town” feeling by drawing inspiration from historic coast vernaculars and reinterpreting them with a cleaner more contemporary execution. Rooflines, eaves, windows, garage doors, entry doors, and rooflines work together to form a unified theme. Colors of the homes are pastels and tones with neutral colors on elements such as front doors or shutters. Trim and body colors should work together by complementing and contrasting each other.

Conclusion

(2) reviews of the site plan application occurred, which resulted in a recommendation to the applicant to apply for the variance. (2) reviews of the variance application occurred. The plan meets the criteria for length of dead-end streets and is significantly under the maximum length allowed. A maximum 900-foot is allowed, and 100-foot is provided for each alley. The street connecting the alleys, Willow Creek Drive, is 780-foot. The subject plan does not meet the review criteria for number of dead-end streets (20-percent required, 80-percent provided). However, if additional connections were included, the resulting vehicle or pedestrian travel time would not change significantly. Therefore, the City Engineer has no objection to

the site plan as configured. Also, Palm Beach County Fire Rescue has no objection to the plan. Therefore, the City Engineer recommends that the plan be approved in the current configuration.

This letter has been prepared by the following individual, in association with their consultants and subconsultants:

A handwritten signature in blue ink, appearing to read 'S. Dombrowski', with a stylized flourish at the end.

Suzanne Dombrowski, P.E.
Chen Moore and Associates
Tel: 561.746.6900 x 1035
Email: sdombrowski@chenmoore.com

CITY OF WESTLAKE, FLORIDA
AFFIDAVIT OF
Posting of Public Notice Sign and
Mailing of Public Notices

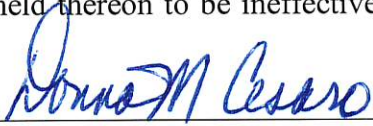
STATE OF FLORIDA
COUNTY OF PALM BEACH

PETITION NUMBER: VAR-20201-01

PETITION NAME: POD M-2, CROSSINGS OF WESTLAKE, VARIANCE FOR DEAD END STREETS AT 130 TOWNHOME UNITS DEVELOPMENT

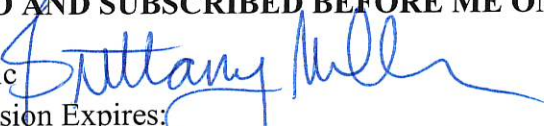
BEFORE ME, the undersigned authority, personally appeared Donna Cesaro, who, after having been first duly sworn and put-upon oath, says as follows:

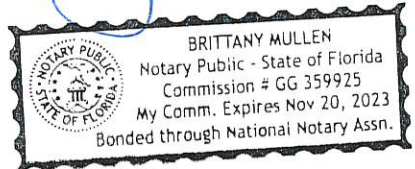
1. That she/he is authorized on the behalf of the owner of the property identified in the above referenced petition to be heard before the City Council on April 12, 2021, and is authorized to execute and make this Affidavit, and is familiar with the matters as set forth herein and they are true to the best of his/her knowledge, information, and belief.
2. That on or about March 28, 2021 the required 3'x 3' signs were placed on the subject property stating, **"THIS SITE IS BEING CONSIDERED FOR REQUESTED USE SCHOOL, ELEMENTARY OR SECONDARY & CONGREGATE LIVING FACILITY TYPE 3. FOR MORE INFORMATION, PLEASE CONTACT THE CITY OF WESTLAKE AT 561-530-5880."**
3. That by March 28, 2021 the required public notices were mailed to all property owners within 500 feet of the property as identified in the attached property owners list. The information used to prepare and execute the public notice mailing was derived from the most recent official tax roll of Palm Beach County.
4. That he/she is aware of and understands that failure to adhere to the forgoing provisions, including submittal of this Affidavit (a minimum of 15 days) prior to public meetings, may cause the above identified petition and any public meeting held thereon to be ineffective and a nullity.

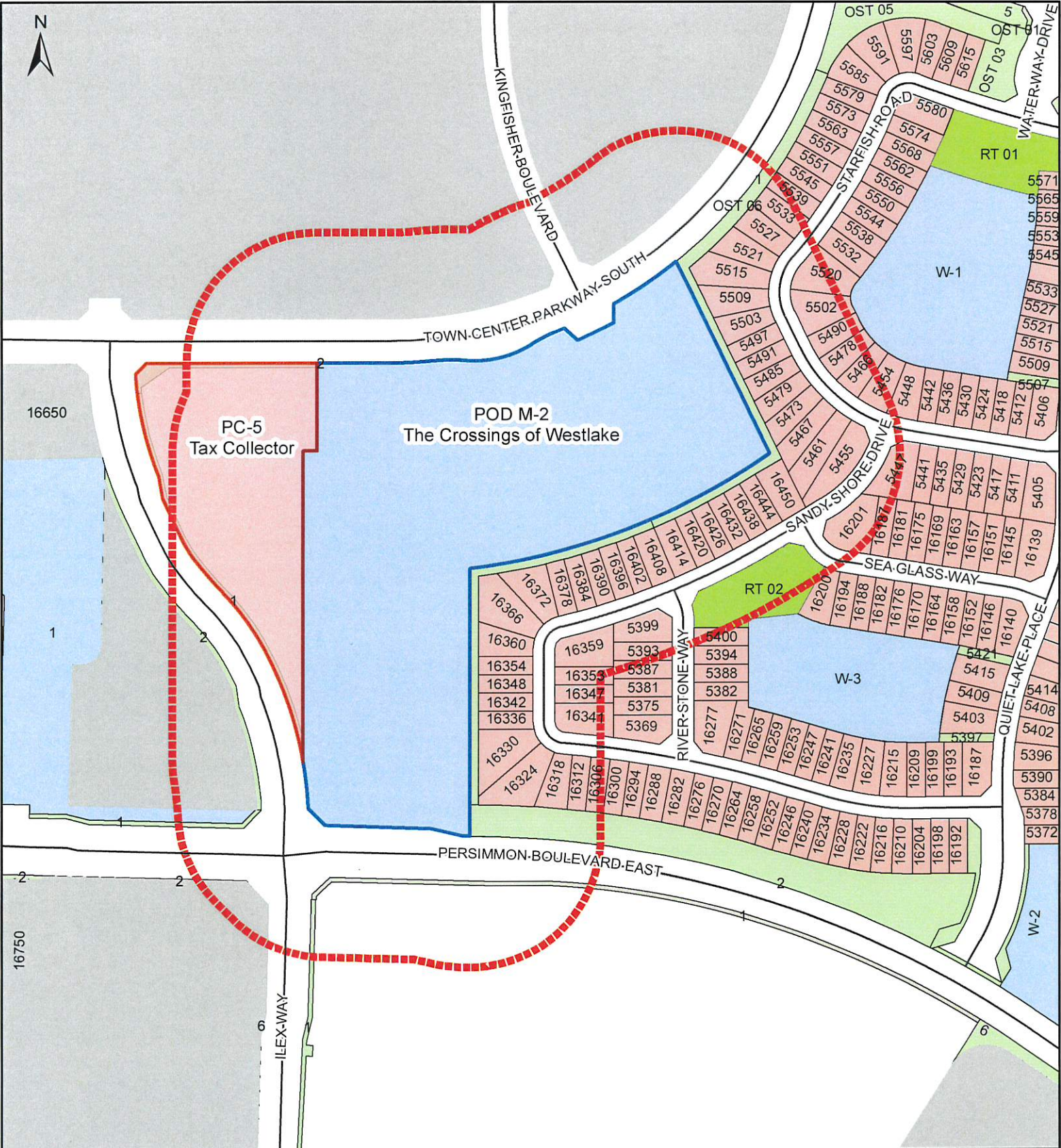


Signature of agent for owner

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 24th **DAY OF** March, 2021.

Notary Public 
My Commission Expires: _____





Legend

	Streets		Recreation Tract
	300 Foot Buffer from The Crossings		Other/Private
	35 - Tract PC-5 Tax Collector		Residential
	48 - Crossings of Westlake		Water Management Tract
	Open Space Tract		

Variance Notice M-2 The Crossings of Westlake

1 inch = 300 feet
When printed on 8.5" x 11"



Florida Technical Consultants

77-40-43-01-15-000-0410
Rivera, Jeffrey and Sandra
16200 Sea Glass Way
Westlake Florida 33470

77-40-43-01-15-000-0430
Roberts, Curtis and Kerry
16187 Sea Glass Way
Westlake Florida 33470

77-40-43-01-15-000-0420
Frierson, Ryan and Sarah
16201 Sea Glass Way
Westlake Florida 33470

77-40-43-01-15-000-1240
Byer Jocelyn
16432 Sandy Shore Drive
Westlake Florida 33470

77-40-43-01-15-000-1230
Gonzalex, Eric Jose, Intriago, Lorena
16438 Sandy Shore Drive
Westlake Florida 33470

77-40-43-01-15-000-1220
Tucker, Charlene
16444 Sandy Shore Drive
Westlake Florida 33470

77-40-43-01-15-000-0590
GONZALEZ STEPHANIE & DARIEL
5447 Starfish Road
Westlake Florida 33470

77-40-43-01-15-000-1200
Gonzalez, Sergio, Leiva, Yidielis
5455 Starfish Road
Westlake Florida 33470

77-40-43-01-15-000-1190
Shank, Christopher
5461 Starfish Road
Westlake Florida 33470

77-40-43-01-15-000-1180
Link, Stephanie Dawn
5467 Starfish Road
Westlake Florida 33470

77-40-43-01-15-000-1170
DRAKE KIMBERLYE J
5473 Starfish Road
Westlake Florida 33470

77-40-43-01-15-000-0780
Hicks, Modesta Alexandra
5448 Starfish Road
Westlake Florida 33470

77-40-43-01-15-000-1150
5485 STARFISH LLC
2526 Montclair Cir
Fort Lauderdale Florida 33327

77-40-43-01-15-000-0790
Johnson, Christopher and Mandy
5454 Starfish Road
Westlake Florida 33470

77-40-43-01-15-000-0810
MERCADO SACRAMENTO &
5478 Starfish Road
Westlake Florida 33470

77-40-43-01-15-000-0820
GAETA RONALD A & Leanie
5490 Starfish Road
Westlake Florida 33470

77-40-43-01-15-000-0830
Warne, Christen and Matthew
5502 Starfish Road
Westlake Florida 33470

77-40-43-01-15-000-1070
Ure, Kelly, Kenneth
5533 Starfish Road
Westlake Florida 33470

77-40-43-01-18-000-1300
SKY COVE LLC
401 E Las Olas Blvd Se 1400
Fort Lauderdale Florida 33301

77-40-43-01-00-000-1010
The Palm Beach County Tax Collector
301 N. Olive Ave, Third Floor
West Palm Beach Florida 33401



March 8, 2021

RESOLUTION 2021-06

A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, APPROVING THE FINAL PLAT FOR CROSSINGS OF WESTLAKE (POD M-2), BEING A REPLAT OF A PORTION OF OPEN SPACE TRACT #1 AND A PORTION OF OPEN SPACE TRACT #2, TOWN CENTER PARKWAY SOUTH - PHASE II, PLAT BOOK 126, PAGES 114 AND 115, AND A PORTION OF OPEN SPACE TRACT #1, ILEX WAY - PHASE I, PLAT BOOK 126, PAGES 116 AND 117, AND A PORTION OF OPEN SPACE TRACT #2, PERSIMMON BOULEVARD EAST - PLAT 2, PLAT BOOK 128, PAGES 16 THROUGH 19, INCLUSIVE, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH A PORTION OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, PROVIDING FOR RECORDATION, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Minto PBLH, LLC, a Florida Limited Liability Company, as the Applicant has requested approval for the Crossings of Westlake (Pod M-2) Plat, being a replat of a portion of Open Space Tract #1 and a portion of Open Space Tract #2, Town Center Parkway South - Phase II, Plat Book 126, Pages 114 and 115, and a portion of Open Space Tract #1, Ilex Way - Phase I, Plat Book 126, Pages 116 and 117, and a portion of Open Space Tract #2, Persimmon Boulevard East - Plat 2, Plat Book 128, Pages 16 Through 19, Inclusive, all of the Public Records Of Palm Beach County, Florida, together with a portion of Section 1, Township 43 South, Range 40 East, in the City of Westlake, Palm Beach County, containing approximately 16.117 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 of Westlake's interim 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 Crossings of Westlake (Pod M-2), as described in the attached Exhibit "A", containing approximately 16.117 acres, which is located in the City of Westlake, and in Palm Beach County, Florida.

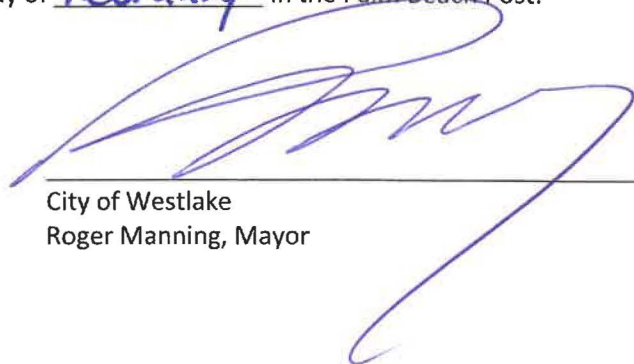
Section 3: **RECORDATION.** The applicant shall provide a certified copy of the recorded plat and the applicant shall cover the costs of recording the plat in the public records in and for Palm Beach County Florida.

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.

PASSED AND APPROVED by City Council for the City of Westlake, on this day of March 8, 2021.

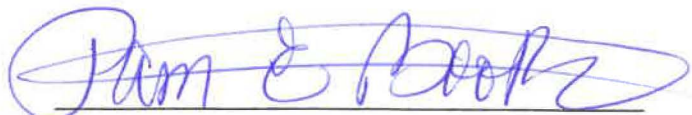
PUBLISHED on this 26th day of February in the Palm Beach Post.



City of Westlake
Roger Manning, Mayor



Zoie Burgess, City Clerk



Approved as to Form and Sufficiency
Pam E. Booker, City Attorney

CROSSINGS OF WESTLAKE
 BEING A REPLAT OF A PORTION OF OPEN SPACE TRACT #1 AND A PORTION OF OPEN SPACE TRACT #2,
 TOWN CENTER PARKWAY SOUTH - PHASE II, PLAT BOOK 126, PAGES 114 AND 115, AND A
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 INCLUSIVE, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH A PORTION OF
 SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA,

CITY OF WESTLAKE'S APPROVAL

THIS CERTIFIES THAT THIS PLAT HAS BEEN ACCEPTED AND APPROVED BY THE CITY COUNCIL FOR THE CITY OF WESTLAKE BY A RESOLUTION BEING ADOPTED BY THE CITY COUNCIL THIS _____ DAY OF _____ 2021, IN ACCORDANCE WITH SEC. 177.07(1), F.S., AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY THE CITY OF WESTLAKE IN ACCORDANCE WITH SEC. 175.08(1), F.S.

ATTEST: CITY MANAGER, KEN CASSEL BY: CITY MAYOR, ROGER MANNING

TITLE CERTIFICATION

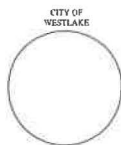
STATE OF FLORIDA
 COUNTY OF _____

WE, FOUNDERS TITLE A TITLE INSURANCE COMPANY, AS DULY AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREIN DESCRIBED PROPERTY, THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN MINTO PHJA, LLC THAT THE CURRENT TAXES HAVE BEEN PAID, AND THAT ALL PALM BEACH COUNTY SPECIAL ASSESSMENT HEARS, AND ALL OTHER ITEMS HELD AGAINST SAID LAHRS HAVE BEEN SATISFIED, THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON, AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: _____ HARRY BINNIE, PRESIDENT, FOUNDERS TITLE

AREAL TABULATION IN ACRES

SINGLE FAMILY LOTS (39 LOTS)	9.249
ROADWAY TRACT (TRACT "A")	3.609
TRACT "B-1"	0.064
TRACT "B-2"	0.090
TRACT "B-3"	0.090
TRACT "B-4"	0.090
TRACT "B-5"	0.069
TRACT "B-6"	0.073
TRACT "B-7"	0.073
TRACT "B-8"	0.073
LIFT STATION PARCEL:	0.124
OPEN SPACE TRACT #1:	0.228
OPEN SPACE TRACT #2:	0.158
OPEN SPACE TRACT #3:	0.496
OPEN SPACE TRACT #4:	0.041
OPEN SPACE TRACT #5:	0.159
TRACT #6:	0.078
TRACT #7:	0.040
TRACT #8:	0.040
TRACT #9:	0.039
TRACT #10:	0.033
TRACT #11:	0.033
TRACT #12:	0.033
OPEN SPACE TRACT #13:	0.115
OPEN SPACE TRACT #14:	0.274
OPEN SPACE TRACT #15:	0.543
TOTAL ACRES, MORE OR LESS:	16.117



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 Suite 101 www.geopointsurvey.com
 Palm Beach, FL 33404 General Business Number 1-877-4

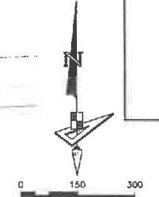
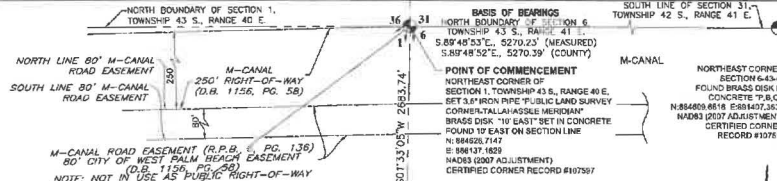
CROSSINGS OF WESTLAKE

BEING A REPLAT OF A PORTION OF OPEN SPACE TRACT #1 AND A PORTION OF OPEN SPACE TRACT #2, TOWN CENTER PARKWAY SOUTH, PHASE II, PLAT BOOK 126, PAGES 114 AND 115, AND A PORTION OF OPEN SPACE TRACT #1, ILEX WAY - PHASE I, PLAT BOOK 126, PAGES 116 AND 117, AND A PORTION OF OPEN SPACE TRACT #2, PERSIMMON BOULEVARD EAST - PLAT 2, PLAT BOOK 128, PAGES 16 THROUGH 19, INCLUSIVE, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH A PORTION OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA.

COORDINATES SHOWN HEREON ARE FLORIDA STATE PLANE GRID DATUM = NAD83 2011 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

BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE BASED ON THE NORTH BOUNDARY OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 41 EAST, HAVING A GRID BEARING OF S 89° 49' 53" E, (MEASURED), BEARINGS SHOWN HEREON, REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICA DATUM OF 1983 (NAD 83 - 07) FOR THE EAST ZONE OF FLORIDA, SAID BASIS OF BEARINGS IS THE SAME IN THE NORTH AMERICAN DATUM OF 1883 (NAD 83 - 06).



KEY SHEET

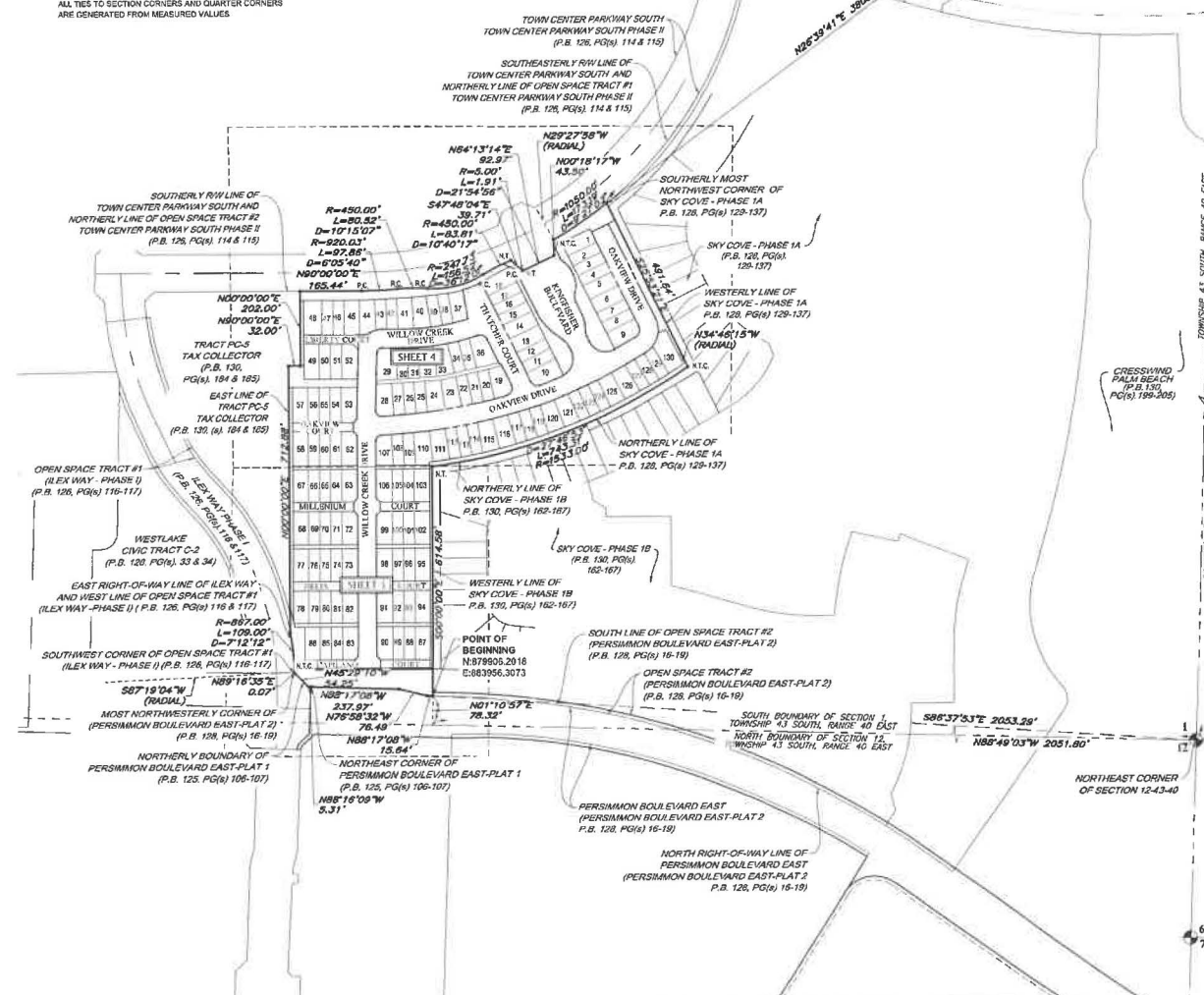
NOTE: REFER TO THE FOLLOWING SHEETS OF THIS PLAT FOR DETAILED LABELING AND DIMENSIONING.

LEGEND

- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- P.B. PLAT BOOK
- D.B. DEED BOOK
- PG./PG(s) PAGE(S)
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- O.S.T. OPEN SPACE TRACT
- P.B.C. PALM BEACH COUNTY
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- D.E. DRAINAGE EASEMENT
- L.M.A.E. LAKE MAINTENANCE ACCESS EASEMENT
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- L ARC LENGTH
- D DELTA ANGLE
- DB CHORD BEARING
- C CHORD
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- N.T.C. NON-TANGENT CURVATURE
- P.C. POINT OF CURVATURE
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- R.C. POINT OF REVERSE CURVATURE
- SID SIDEWALK IMPROVEMENT DISTRICT
- R/W RIGHT-OF-WAY
- E CENTER LINE OF ROAD
- (R) RADIAL
- (NR) NON-RADIAL
- HOA HOMEOWNERS ASSOCIATION
- PRM PERMANENT REFERENCE MONUMENT
- PC PERMANENT CONTROL POINT
- D FOUND PERMANENT REFERENCE MONUMENT
- SET 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 7768"

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREON 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 (E.G. 5' UTILITY EASEMENT) ARE ASSIGNED TO BE THE SAME DIMENSION EXTENDED TO THE NEAREST HUNDREDTH OF A FOOT WITH NO GREATER OR LESSER VALUE.



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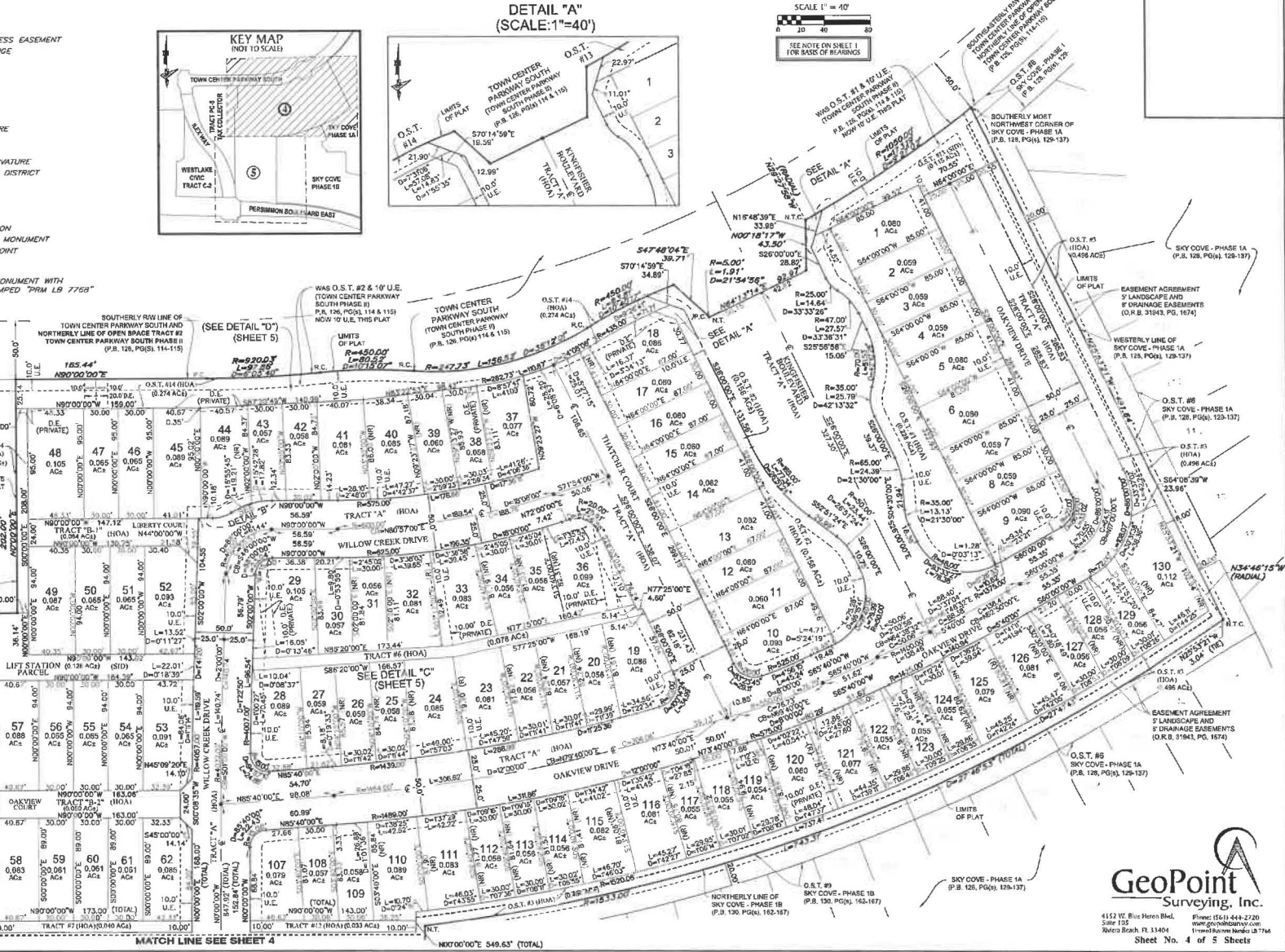
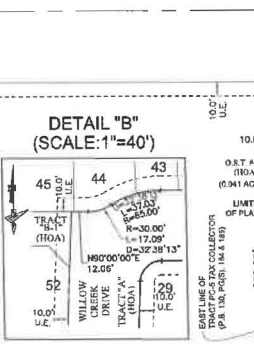
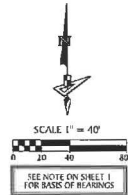
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www.geo-point.com
Lined Home Number 561-444-2720

Sheet No. 3 of 5 Sheets

LEGEND

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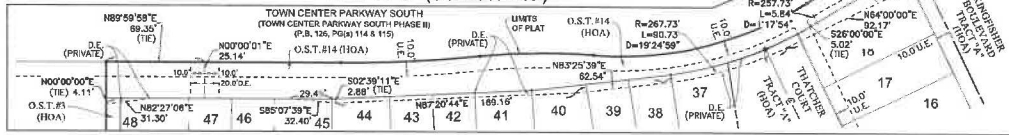
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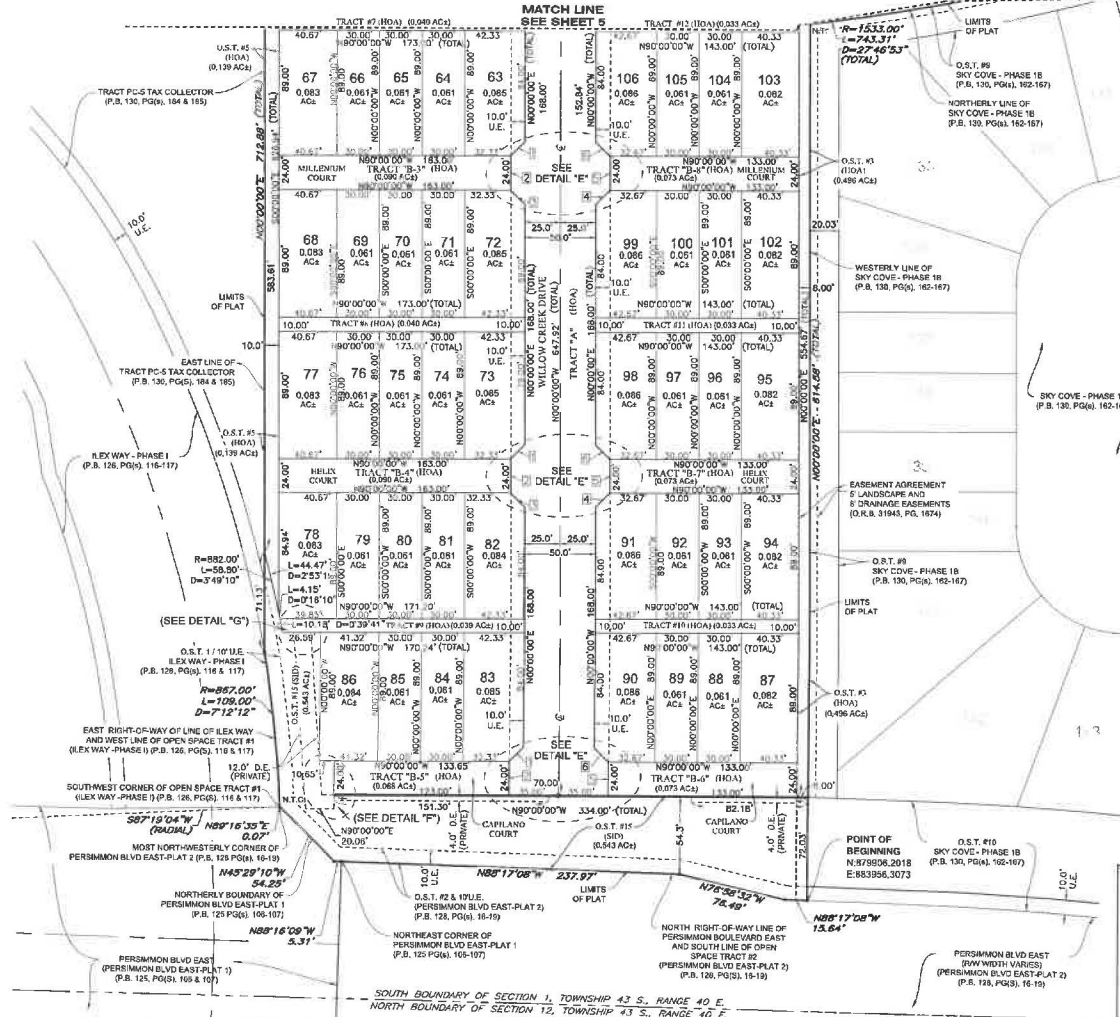
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DETAIL "D" (SCALE:1"=40')

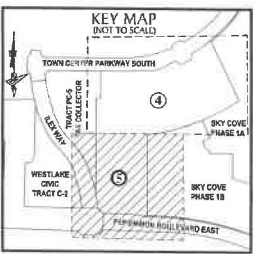
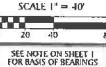


MATCH LINE SEE SHEET 5

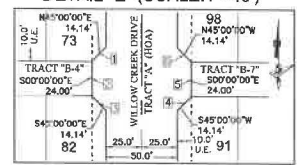


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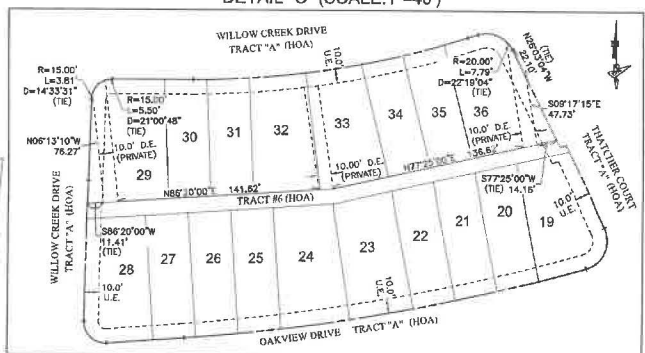
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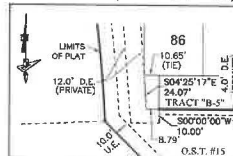
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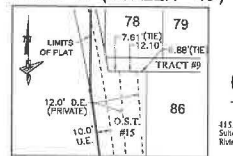
DETAIL "C" (SCALE:1"=40')



DETAIL "F" (SCALE:1"=40')



DETAIL "G" (SCALE:1"=40')



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Sheet No. 5 of 5 Sheets



DESCRIPTION:

A PARCEL OF LAND, BEING IN PART A PORTION OF OPEN SPACE TRACT #1 AND A PORTION OF OPEN SPACE TRACT #2, TOWN CENTER PARKWAY SOUTH - PHASE II, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 126, PAGES 114 AND 115, AND OPEN SPACE TRACT #1, FLEX WAY - PHASE I, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 126, PAGES 116 AND 117, AND OPEN SPACE TRACT #2, PERSIMMON BOULEVARD EAST - PLAT 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 126, PAGES 118 THROUGH 119, INCLUSIVE, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING A PORTION OF SECTION 12, TOWNSHIP 43 SOUTH, RANGE 41 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 12, TOWNSHIP 43 SOUTH, RANGE 41 EAST, THENCE S87°00'00" W, ALONG THE EAST BOUNDARY LINE OF SAID SECTION 12, A DISTANCE OF 442.84 FEET TO THE NORTHEAST CORNER OF SECTION 12, TOWNSHIP 43 SOUTH, RANGE 41 EAST, THENCE N28°00'00" W, ALONG THE NORTH LINE OF SAID SECTION 12, A DISTANCE OF 260.18 FEET, THENCE N41°00'00" E, A DISTANCE OF 76.52 FEET TO A POINT ON THE SOUTH LINE OF OPEN SPACE TRACT #2, AS SHOWN ON PERSIMMON BOULEVARD EAST - PLAT 2, RECORDED IN PLAT BOOK 126, PAGES 118 THROUGH 119, INCLUSIVE, OF SAID PUBLIC RECORDS AND THE POINT OF BEGINNING, THENCE S87°00'00" W, ALONG SAID SOUTH LINE OF OPEN SPACE TRACT #2, A DISTANCE OF 15.64 FEET, THENCE S20°58'52" W, ALONG SAID SOUTH LINE OF OPEN SPACE TRACT #2, A DISTANCE OF 76.90 FEET, THENCE N58°00'00" E, ALONG SAID SOUTH LINE OF OPEN SPACE TRACT #2, A DISTANCE OF 237.97 FEET TO THE NORTHEAST CORNER OF PERSIMMON BOULEVARD EAST - PLAT 1, AS RECORDED IN PLAT BOOK 126, PAGES 116 AND 117, OF SAID PUBLIC RECORDS, THENCE N41°00'00" W, ALONG THE NORTHERLY BOUNDARY OF SAID PERSIMMON BOULEVARD EAST - PLAT 1, A DISTANCE OF 53.71 FEET, THENCE N 45°31'00" W, ALONG SAID NORTHERLY BOUNDARY OF PERSIMMON BOULEVARD EAST - PLAT 1, A DISTANCE OF 54.25 FEET TO THE MOST NORTHWESTERLY CORNER OF PERSIMMON BOULEVARD EAST - PLAT 2, AS RECORDED IN PLAT BOOK 126, PAGES 118 THROUGH 119, INCLUSIVE, OF SAID PUBLIC RECORDS, THENCE N45°00'00" W, A DISTANCE OF 187 FEET TO THE SOUTHWEST CORNER OF OPEN SPACE TRACT #1, FLEX WAY - PHASE I, AS RECORDED IN PLAT BOOK 126, PAGES 116 AND 117, OF SAID PUBLIC RECORDS, AND ALSO BEING A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 367.00 FEET, AND A RADIAL BEARING OF S 8°00'00" W, AT SAID INTERSECTION, THENCE N08°00'00" E, ALONG THE ARC OF SAID CURVE AND THE WEST LINE OF SAID OPEN SPACE TRACT #1, THROUGH A CENTRAL ANGLE OF 87°12'17", A DISTANCE OF 80.00 FEET TO A POINT ON THE EAST LINE OF TRACT PC-5 TAX COLLECTOR, AS RECORDED IN PLAT BOOK 126, PAGES 114 AND 115, OF SAID PUBLIC RECORDS, THENCE N00°00'00" E, ALONG SAID EAST LINE OF TRACT PC-5 TAX COLLECTOR, A DISTANCE OF 72.88 FEET, THENCE N00°00'00" E, ALONG SAID EAST LINE OF TRACT PC-5 TAX COLLECTOR, A DISTANCE OF 7.00 FEET, THENCE N00°00'00" E, ALONG SAID EAST LINE OF TRACT PC-5 TAX COLLECTOR, A DISTANCE OF 30.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF TOWN CENTER PARKWAY SOUTH AND NORTHERLY LINE OF OPEN SPACE TRACT #2, TOWN CENTER PARKWAY SOUTH - PHASE II, AS RECORDED IN PLAT BOOK 126, PAGES 114 AND 115, OF SAID PUBLIC RECORDS, THENCE BY SAID SOUTHERLY RIGHT-OF-WAY LINE OF TOWN CENTER PARKWAY SOUTH AND NORTHERLY LINE OF OPEN SPACE TRACT #2, FOR THE FOLLOWING SEVER (7) COURSES: 1) N 89°00'00" E, A DISTANCE OF 165.44 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 120.00 FEET; 2) THENCE N08°00'00" E, A DISTANCE OF 97.00 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, WITH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 97.00 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 147.78 FEET; 3) THENCE N08°00'00" E, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 80.42 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 147.78 FEET; 4) THENCE N08°00'00" E, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 80.42 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 147.78 FEET; 5) THENCE N08°00'00" E, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 80.42 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 48.00 FEET; 6) THENCE N08°00'00" E, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90.40", A DISTANCE OF 5.00 FEET TO A POINT OF NON-TANGENT INTERSECTION; 7) THENCE S47°48'46" E, A DISTANCE OF 39.71 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 5.00 FEET; 8) THENCE S01°00'00" W, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 31°24'56", A DISTANCE OF 1.91 FEET TO A POINT OF NON-TANGENT INTERSECTION AND A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF TOWN CENTER PARKWAY SOUTH, THENCE S44°17'47" E, ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF TOWN CENTER PARKWAY SOUTH, A DISTANCE OF 42.47 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF OPEN SPACE TRACT #1, TOWN CENTER PARKWAY SOUTH - PHASE II, AS RECORDED IN PLAT BOOK 126, PAGES 114 AND 115, OF SAID PUBLIC RECORDS, THENCE N40°11'17" W, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF TOWN CENTER PARKWAY SOUTH AND THE NORTHEASTERLY RIGHT-OF-WAY LINE OF OPEN SPACE TRACT #1, TOWN CENTER PARKWAY SOUTH - PHASE II, AS RECORDED IN PLAT BOOK 126, PAGES 114 AND 115, OF SAID PUBLIC RECORDS, A DISTANCE OF 45.88 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 100.00 FEET, AND A RADIAL BEARING OF N 2°22'29" W, AT SAID INTERSECTION, THENCE N08°00'00" E, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF TOWN CENTER PARKWAY SOUTH AND THE NORTHEASTERLY RIGHT-OF-WAY LINE OF OPEN SPACE TRACT #1, AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 49°27'07", A DISTANCE OF 173.19 FEET TO THE SOUTHERLY RIGHT CORNER OF SKY COVE - PHASE IA, AS RECORDED IN PLAT BOOK 126, PAGES 119 THROUGH 121, INCLUSIVE, OF SAID PUBLIC RECORDS, THENCE S25°55'12" E, ALONG SAID WESTERLY BOUNDARY OF SKY COVE - PHASE IA, A DISTANCE OF 81.64 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 100.00 FEET, AND A RADIAL BEARING OF N 4°40'11" W, AT SAID INTERSECTION, THENCE N08°00'00" E, ALONG THE ARC OF SAID CURVE AND SAID NORTHERLY BOUNDARY OF SKY COVE - PHASE IA AND SKY COVE - PHASE IB, AS RECORDED IN PLAT BOOK 126, PAGES 119 THROUGH 121, OF SAID PUBLIC RECORDS, THROUGH A CENTRAL ANGLE OF 27°49'23", A DISTANCE OF 74.31 FEET TO A POINT OF NON-TANGENT INTERSECTION, THENCE S40°00'00" E, ALONG THE WESTERLY LINE OF SAID SKY COVE - PHASE IB, A DISTANCE OF 41.53 FEET TO THE POINT OF BEGINNING.

CONTAINING: 702,056 SQUARE FEET OR 16.17 ACRES, MORE OR LESS.

SURVEYOR'S NOTES:

- 1) EASEMENTS, RIGHTS-OF-WAYS, SET BACK LINES, RESERVATIONS, AGREEMENTS AND OTHER SIMILAR MATTERS TAKEN FROM OWNERSHIP AND ENCUMBRANCE REPORT PREPARED BY FOUNDERS TITLE DATED MAY 11, 2018.
 - 2) THE SURVEY IS LIMITED TO ABOVE-GROUND VISIBLE IMPROVEMENTS ALONG AND NEAR THE BOUNDARY LINES, AND THAT NOTHING BELOW THE GROUND WAS LOCATED INCLUDING, BUT NOT LIMITED TO FOUNDATIONS, FOOTINGS, UTILITIES, ETC., (IF PERSON OCCUPATION NOT LOCATED).
 - 3) BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON THE NORTH BOUNDARY OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, HAVING A GRID BEARING OF 8.88 48.05'. THE GRID BEARINGS, AS SHOWN HEREON, REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICA DATUM OF 1983 (NAD 83 - 07), FOR THE EAST ZONE OF FLORIDA. SAID BASIS OF BEARINGS IS THE SAME IN THE NORTH AMERICAN DATUM OF 1983 (NAD 83 - 06).
 - 4) THE SUBJECT PROPERTY LIES WITHIN THE CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, WHERE THE FLOOD ZONE IS UNDETERMINED AT THE TIME OF THIS SURVEY.
 - 5) THIS SURVEY IS BASED ON PREVIOUS FIELD SURVEYS, DOCUMENTS OF RECORD, FOUND MONUMENTS, EXISTENT, AND HISTORICALLY USED CORNERS, AS WELL AS THE LEGAL DESCRIPTION SHOWN HEREON. IMPROVEMENTS (E.G. UTILITIES UNDER CONSTRUCTION) ARE NOT LOCATED FOR THE PURPOSE OF SHOWING THE BOUNDARY OF A PROPOSED PLAT.
- THE FOLLOWING ARE REFERENCE SURVEYS USED IN DETERMINING THE BOUNDARY LOCATION FOR GALLERY JUDGE GROVE:
- a) THE 'M' CANAL ROAD RIGHT OF WAY MAP, RECORDED IN ROAD PLAT BOOK # 6, PAGE 136.
 - b) BOUNDARY SURVEY OF RESIDENTIAL AT GALLERY JUDGE GROVE, PREPARED BY LOBERG LAND SURVEYING, INC. (LOG NO. 04-106-101C), DATED OCTOBER 5, 2007.
 - c) SKETCH OF SURVEY PREPARED BY SLP AND CO. DATED MARCH 4, 1958.
- ALL BEARINGS AND DISTANCES (UNITED STATES SURVEY FEET) AS SHOWN HEREON ARE AS DESCRIBED AND MEASURED UNLESS OTHERWISE NOTED. MEASUREMENTS MADE ARE TO THE ACCURACY STANDARD OF SUBURBAN OR 1"00" IN 1500 FEET.
- 7) SID AND S/NO EASEMENTS WITHIN BOUNDARY HAVE BEEN RELEASE PER G.A. 20534, PD. 0955.

EASEMENTS AND OTHER MATTERS AFFECTING TITLE:

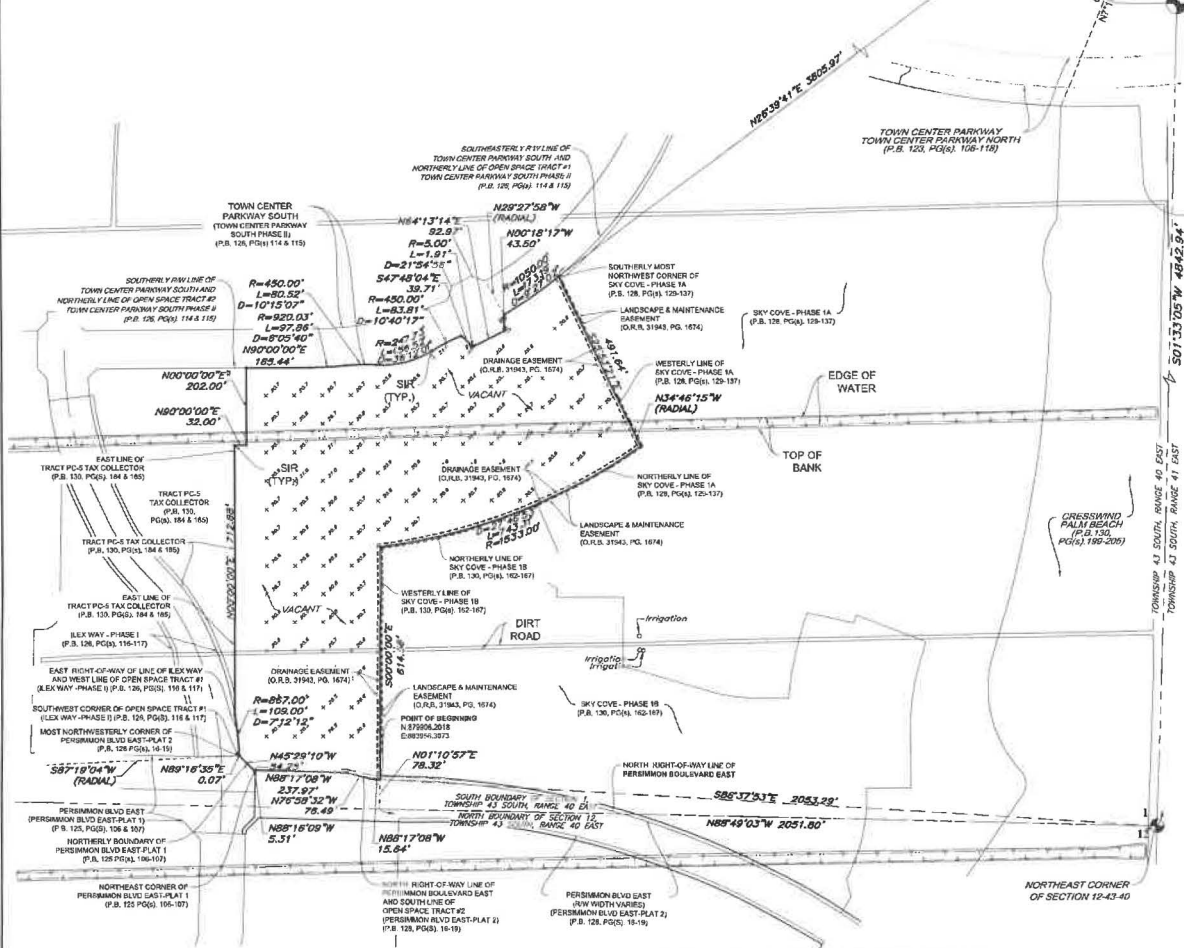
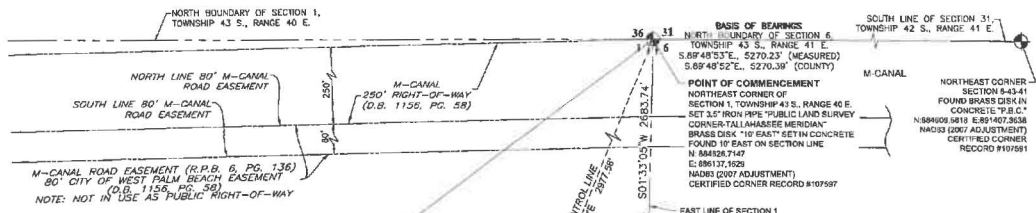
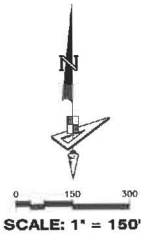
1. TERMS, CONDITIONS, RIGHTS AND RESERVATIONS CONTAINED IN THAT AGREEMENT BETWEEN WEST PALM BEACH WATER COMPANY AND INDIAN TRAIL BANKS, INC. RECORDED SEPTEMBER 21, 1964 IN OFFICIAL RECORDS BOOK 115, PAGE 36 AND THAT DEED BETWEEN INDIAN TRAIL BANKS, INC. AND THE CITY OF WEST PALM BEACH, RECORDED IN OFFICIAL RECORDS BOOK 115, PAGE 58, TOGETHER WITH AND AFFECTED BY ASSIGNMENT, RECORDED IN OFFICIAL RECORDS BOOK 184, PAGE 182 AND AGREEMENT BETWEEN CITY OF WEST PALM BEACH AND CITY NATIONAL BANK OF MIAMI BEACH, TRUSTEE, RECORDED IN OFFICIAL RECORDS BOOK 184, PAGE 183, THAT ASSIGNMENT, RECORDED IN OFFICIAL RECORDS BOOK 805, PAGE 110 AND BY DEED RECORDED IN OFFICIAL RECORDS BOOK 1524 PAGE 1903, CUM CLAM USED AND AGREEMENT FOR RESERVATION OF RIGHTS, RECORDED IN OFFICIAL RECORDS BOOK 1472, PAGE 198, AND PARTIAL RELEASE OF EASEMENTS AND RESERVATIONS OF RIGHTS, RECORDED FEBRUARY 2, 2016, IN OFFICIAL RECORDS BOOK 2054, PAGE 95, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
2. INTERLOCAL AGREEMENT BETWEEN PALM BEACH COUNTY AND THE SEMINOLE IMPROVEMENT DISTRICT, RECORDED APRIL 28, 2008, IN OFFICIAL RECORDS BOOK 2052, PAGE 184, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
3. MATTERS AS CONTAINED ON THAT CERTAIN PLAT OF TOWN CENTER PARKWAY NORTH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 123, PAGE 168, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
4. RECORDED NOTICE OF ENVIRONMENTAL RESOURCE PERMIT BY SOUTH FLORIDA WATER MANAGEMENT DISTRICT, RECORDED AUGUST 18, 2015, IN OFFICIAL RECORDS BOOK 2771, PAGE 15, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
5. NOTICE OF WESTLAKE COMMUNITY FOUNDATION FEE RECORDED JANUARY 18, 2018, IN OFFICIAL RECORDS BOOK 2958, PAGE 106 AND CORRECTIVE WESTLAKE COMMUNITY FOUNDATION FEE RECORDED JANUARY 24, 2018, IN OFFICIAL RECORDS BOOK 2960, PAGE 1177, BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
6. DECLARATION OF RESTRICTIONS, COVENANTS, AND EASEMENTS FOR WESTLAKE RESIDENCES, RECORDED JANUARY 18, 2018, IN OFFICIAL RECORDS BOOK 2958, PAGE 706, TOGETHER WITH FIRST ASSIGNMENT TO DECLARATION, RECORDED MAY 1, 2018, IN OFFICIAL RECORDS BOOK 2816, PAGE 384, BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
7. COLLATERAL ASSIGNMENT OF DECLARANT RIGHTS BY AND BETWEEN MINTO PRJ, LLC AND WELLS FARGO BANK, NATIONAL ASSOCIATION, RECORDED JANUARY 26, 2018, IN OFFICIAL RECORDS BOOK 2961, PAGE 873, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TO THE PERSON(S) EXPRESSLY IDENTIFIED BY NAME IN THE PROPERTY INFORMATION REPORT AS THE RECEIPT(S) OF THE PROPERTY INFORMATION REPORT.

LEGEND

P.O.B. ---	POINT OF BEGINNING
O.R. ---	OFFICIAL RECORD BOOK
P.C.(#) ---	PAGE(S)
D.B. ---	DEED BOOK
W.M.T. ---	WATER MANAGEMENT TRACT
P.B.C. ---	PALM BEACH COUNTY
6-43-41 ---	SECTION-TOWNSHIP-RANGE
R ---	RADIUS
L ---	ARC LENGTH
D ---	DELTA ANGLE
P.C. ---	POINT OF CURVATURE
P.T. ---	POINT OF TANGENCY
NAD83 ---	NORTH AMERICAN DATUM 1983
L.M.E. ---	LAKE MAINTENANCE EASEMENT
TPP ---	TPICAL
E ₀ ---	ELECTRIC PEDESTAL
E ₁ ---	ELECTRIC SWITCH BOX
IBV ₀ ---	IRRIGATION BUTTERFLY VALVE
SBV ₀ ---	SET 5/8" IRON ROD L87768
■ ---	FOUND PERMANENT REFERENCE MONUMENT L87768
□ ---	ELECTRIC PEDESTAL
ICV ₀ ---	IRRIGATION CONTROL VALVE
MW ---	MONITORING WELL
W ₀ ---	WATER GATE VALVE
WB ₀ ---	WATER BUTTERFLY VALVE
---	TOP OF BANK
---	EDGE OF WATER
---	ORANGE MANHOLE
⊙ ---	UTILITY POLE
⊖ ---	GUT ANCHOR
---	SIGN

WESTLAKE POD 12 A BOUNDARY SURVEY

<p>REVISIONS</p> <table border="1"> <thead> <tr> <th>No.</th> <th>Date</th> <th>Description</th> <th>Prep.</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>		No.	Date	Description	Prep.					<p>Prepared For: MINTO COMMUNITIES, LLC Date of Field Survey: 12/11/17</p>
No.	Date	Description	Prep.							
<p>SURVEYOR'S CERTIFICATE This certifies that a survey of the herein described property was made under my supervision and meets the Standards of Practice set forth by the Florida Board of Professional Surveyors & Engineers in Chapter 12C-70.00, Florida Administrative Code, pursuant to Section 473.07, Florida Statutes.</p>		<p>4152 W. Biscayne Blvd. Phone: (561) 444-3720 Suite 105 www.geopointsurvey.com Royal Palm Beach, FL 33404 Fax: (561) 444-3720</p>								
<p>Cary A. Raper FLUID MEASUREMENT SURVEYOR & MAPPER No. L54828 NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL INKED SEAL OF A FLUID MEASUREMENT SURVEYOR AND MAPPER</p>		<p>GeoPoint Surveying, Inc. Date: 12/11/2017 Sheet No. 1 of 2 Sheets</p>								



- LEGEND**
- P.O.B. --- POINT OF BEGINNING
 - O.R. --- OFFICIAL RECORD BOOK
 - PG.(s) --- PAGE(S)
 - D.B. --- DEED BOOK
 - W.M.T. --- WATER MANAGEMENT TRACT
 - P.B.C. --- PALM BEACH COUNTY
 - 6-43-41 --- SECTION-TOWNSHIP-RANGE
 - R --- RADIUS
 - L --- ARCH LENGTH
 - Δ --- DELTA ANGLE
 - P.C. --- POINT OF CURVATURE
 - P.T. --- POINT OF TANGENCY
 - NAD83 --- NORTH AMERICAN DATUM 1983
 - L.M.E. --- LAKE MAINTENANCE EASEMENT
 - TYP. --- TYPICAL
 - SP --- ELECTRIC PEDESTAL
 - ES --- ELECTRIC SWITCH BOX
 - BYV --- IRRIGATION BUTTERFLY VALVE
 - SIR --- SET 5/8" IRON ROD LB7768
 - --- FOUND PERMANENT REFERENCE MONUMENT LB7768
 - --- ELECTRIC PEDESTAL
 - CV --- IRRIGATION CONTROL VALVE
 - MW --- MONITORING WELL
 - W --- WATER GATE VALVE
 - WBV --- WATER BUTTERFLY VALVE
 - TOP OF BANK
 - EDGE OF WATER
 - ⊙ --- DRAINAGE MANHOLE
 - ⊕ --- UTILITY POLE
 - GUY ANCHOR
 - SON

WESTLAKE POD 12 A BOUNDARY SURVEY

Prepared For: MINTO COMMUNITIES, LLC

No.	Date	REVISIONS	Description	Drawn	Last Date of Field Survey

GeoPoint Surveying, Inc.

4152 W. Blue Haven Blvd. Phone: (561) 444-2720
 Suite 105 www.geopointsurvey.com
 Ranch Road 6, Ft. Lauderdale, FL 33304
 Licensed Surveyors License No. 13194

Drawn: DMV Date: 5/21/2020 Scale: 1" = 150' File No.: 2020-00123A
 Check: GAB P.E. Date: 5/21/2020
 License: 1 & 12 Trm. 43 S, Rng. 40 E. Job # 2000 MAP12A-105

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RECORDED SEAL OF A FLORIDA LICENSED SURVEYOR AND THE STATE OF FLORIDA

Exhibit 'A'
Legal Description
Crossings of Westlake

BEING IN PART A PORTION OF OPEN SPACE TRACT #1 AND A PORTION OF OPEN SPACE TRACT #2, TOWN CENTER PARKWAY SOUTH - PHASE II, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 126, PAGES 114 AND 115, AND OPEN SPACE TRACT # 1, ILEX WAY - PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 126, PAGES 116 AND 117, AND OPEN SPACE TRACT # 2, PERSIMMON BOULEVARD EAST - PLAT 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 128, PAGES 16 THROUGH 19, INCLUSIVE, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING A PORTION OF SECTION 1, 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.01°33'05"W. ALONG THE EAST BOUNDARY LINE OF SAID SECTION 1, A DISTANCE OF 4842.94 FEET TO THE NORTHEAST CORNER OF SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST; THENCE N.88°49'03"W., ALONG THE NORTH LINE OF SAID SECTION 12, A DISTANCE OF 2051.80 FEET; THENCE N.01°10'57"E., A DISTANCE OF 78.32 FEET TO A POINT ON THE SOUTH LINE OPEN SPACE TRACT # 2, AS SHOWN ON PERSIMMON BOULEVARD EAST - PLAT 2, RECORDED IN PLAT BOOK 128, PAGES 16 THROUGH 19, INCLUSIVE, OF SAID PUBLIC RECORDS AND THE POINT OF BEGINNING; THENCE N.88°17'08"W., ALONG SAID SOUTH LINE OF OPEN SPACE TRACT # 2, A DISTANCE OF 15.64 FEET; THENCE N.76°58'32"W., ALONG SAID SOUTH LINE OF OPEN SPACE TRACT #2, A DISTANCE OF 76.49 FEET; THENCE N.88°17'08"W., ALONG SAID SOUTH LINE OF OPEN SPACE TRACT #2, A DISTANCE OF 237.97 FEET TO THE NORTHEAST CORNER OF PERSIMMON BOULEVARD EAST - PLAT 1, AS RECORDED IN PLAT BOOK 125, PAGES 106 AND 107, OF SAID PUBLIC RECORDS; THENCE N.88°16'09"W., ALONG THE NORTHERLY BOUNDARY OF SAID PERSIMMON BOULEVARD EAST - PLAT 1, A DISTANCE OF 5.31 FEET; THENCE N.45°29'10"W., ALONG SAID NORTHERLY BOUNDARY OF PERSIMMON BOULEVARD EAST - PLAT 1, A DISTANCE OF 54.25 FEET TO THE MOST NORTHWESTERLY CORNER OF PERSIMMON BOULEVARD EAST - PLAT 2, AS RECORDED IN PLAT BOOK 128, PAGES 16 THROUGH 19, INCLUSIVE, OF SAID PUBLIC RECORDS. THENCE N.89°16'35"E., A DISTANCE OF 0.07 FEET TO THE SOUTHWEST CORNER OF OPEN SPACE TRACT # 1, ILEX WAY - PHASE 1, AS RECORDED IN PLAT BOOK 126, PAGES 116 AND 117, OF SAID PUBLIC RECORDS, AND ALSO BEING A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 867.00 FEET, AND A RADIAL BEARING OF S.87°19'04"W., AT SAID INTERSECTION; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE AND THE WEST LINE OF SAID OPEN SPACE TRACT #1, THROUGH A CENTRAL ANGLE OF 07°12'12", A DISTANCE OF 109.00 FEET TO A POINT ON THE EAST LINE OF TRACT PC-5 TAX COLLECTOR, AS RECORDED IN PLAT BOOK 130, PAGES 184 AND 185, OF SAID PUBLIC RECORDS; THENCE N.00°00'00"E., ALONG SAID EAST LINE OF TRACT PC-5 TAX COLLECTOR, A DISTANCE OF 712.88 FEET; THENCE N.90°00'00"E., ALONG SAID EAST LINE OF TRACT PC-5 TAX COLLECTOR, A DISTANCE OF 32.00 FEET; THENCE N.00°00'00"E., ALONG SAID EAST LINE OF TRACT PC-5 TAX COLLECTOR, A DISTANCE OF 202.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF TOWN CENTER PARKWAY SOUTH AND NORTHERLY LINE OF OPEN SPACE TRACT # 2, TOWN CENTER PARKWAY SOUTH - PHASE II, AS RECORDED IN PLAT BOOK 126, PAGES 114 AND 115, OF SAID PUBLIC RECORDS; THENCE BY SAID SOUTHERLY RIGHT-OF-WAY LINE OF TOWN CENTER PARKWAY SOUTH AND NORTHERLY LINE OF OPEN SPACE TRACT # 2 FOR THE FOLLOWING SEVEN (7) COURSES: 1) N.90°00'00"E., A DISTANCE OF 165.44 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE

TO THE NORTHEAST, WITH A RADIUS OF 920.03 FEET; 2) THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°05'40", A DISTANCE OF 97.86 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, WITH A RADIUS OF 450.00 FEET; 3) THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°15'07", A DISTANCE OF 80.52 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 247.73 FEET; 4) THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 36°12'01", A DISTANCE OF 156.52 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, WITH A RADIUS OF 450.00 FEET; 5) THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°40'17", A DISTANCE OF 83.81 FEET TO A POINT OF NON-TANGENT INTERSECTION; 6) THENCE S.47°48'04"E., A DISTANCE OF 39.71 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 5.00 FEET; 7) THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°54'56", A DISTANCE OF 1.91 FEET TO A POINT OF NON-TANGENT INTERSECTION AND A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF TOWN CENTER PARKWAY SOUTH; THENCE N.64°13'14"E., ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF TOWN CENTER PARKWAY SOUTH, A DISTANCE OF 92.97 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF OPEN SPACE TRACT # 1, TOWN CENTER PARKWAY SOUTH - PHASE II, AS RECORDED IN PLAT BOOK 126, PAGES 114 AND 115, OF SAID PUBLIC RECORDS; THENCE N.00°18'17"W., ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF TOWN CENTER PARKWAY SOUTH AND THE THE NORTHWESTERLY RIGHT-OF-WAY LINE OF OPEN SPACE TRACT # 1, TOWN CENTER PARKWAY SOUTH-PHASE II, AS RECORDED IN PLAT BOOK 126, PAGES 114 AND 115, OF SAID PUBLIC RECORDS, A DISTANCE OF 43.50 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 1050.00 FEET, AND A RADIAL BEARING OF N.29°27'58"W., AT SAID INTERSECTION; THENCE NORTHEASTERLY, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF TOWN CENTER PARKWAY SOUTH AND THE NORTHWESTERLY RIGHT-OF-WAY LINE OF OPEN SPACE TRACT # 1, AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°27'02", A DISTANCE OF 173.19 FEET TO THE SOUTHERLY MOST NORTHWEST CORNER OF SKY COVE - PHASE 1A, AS RECORDED IN PLAT BOOK 128, PAGES 129 THROUGH 137, INCLUSIVE, OF SAID PUBLIC RECORDS; THENCE S.25°53'21"E., ALONG SAID WESTERLY BOUNDARY OF SKY COVE - PHASE 1A, A DISTANCE OF 491.64 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 1533.00 FEET, AND A RADIAL BEARING OF N.34°46'15"W., AT SAID INTERSECTION; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE AND SAID NORTHERLY BOUNDARY OF SKY COVE - PHASE 1A AND SKY COVE - PHASE 1B, AS RECORDED IN PLAT BOOK 130, PAGES 162 THROUGH 167, OF SAID PUBLIC RECORDS, THROUGH A CENTRAL ANGLE OF 27°46'53", A DISTANCE OF 743.31 FEET TO A POINT OF NON-TANGENT INTERSECTION; THENCE S.00°00'00E., ALONG THE WESTERLY LINE OF SAID SKY COVE - PHASE 1B, A DISTANCE OF 614.58 FEET TO THE POINT OF BEGINNING.

CONTAINING: 702,056 SQUARE FEET OR 16.117 ACRES, MORE OR LESS.