

CITY OF WESTLAKE



AGENDA

City Council Regular Meeting

Monday, January 08, 2024, at 6:00 PM

The Lodge at Westlake Adventure Park
5490 Kingfisher Blvd.
Westlake, Florida 33470

Live Broadcasting:

<https://cityofwestlake.my.webex.com>

Meeting ID: 2630 557 5663 | Password: hello

or

United States Toll: 408-418-9388

CITY COUNCIL:

JohnPaul O'Connor, Mayor

Greg Langowski, Vice Mayor

Gary Werner, Council Member – Seat 1

Julian Martinez, Council Member – Seat 2

Charlotte Leonard, Council Member – Seat 3

CITY STAFF:

Ken Cassel, City Manager

Zoie P. Burgess, CMC, City Clerk

Donald J. Doody, Esq., City Attorney

Nilsa Zacarias, AICP, Planning and Zoning Director

Suzanne Dombrowski, P.E., ENV SP, City Engineer

[TENTATIVE: SUBJECT TO REVISION]

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

ADDITIONS, DELETIONS OR MODIFICATIONS, AND APPROVAL OF AGENDA

PUBLIC COMMENTS AND REQUESTS

This section of the agenda allows for comments from the public to speak. Each speaker will be given a total of three (3) minutes to comment. A public comment card should be completed and returned to the City Clerk. When you are called to speak, please go to the podium, and prior to addressing Council, state your name and address for the record.

CONSENT AGENDA

This section of the agenda consists of routine or administrative items that require final approval by the City Council and may be approved in its entirety by a single motion. There will be no discussion of these items unless a Council Member requests such, in which event, the item will be removed from the Consent Agenda and considered on a future agenda.

- A. Monthly Financial Report - November
- B. Minutes_City Council Regular Meeting - 12.05.2023 DRAFT

PRESENTATIONS/PROCLAMATIONS

- A. Proclamation 2024-01 - Martin Luther King Jr. Day

Sponsored By: Councilwoman Leonard

PUBLIC HEARING - QUASI-JUDICIAL

- A. **MPA-2023-03:** The applicant is requesting approval of a Master Plan amendment for a 20.321 acres Commercial Plaza in the Downtown Mixed Use Zoning District. The applicant proposes to relocate previously approved outparcel users. The applicant submitted a concurrent Site Plan application (SPR-2023-05) for Parcel D, a 6.45 acres-(Phase Two) will consists of a 25,000 sq.ft. building for a proposed Planet Fitness facility and an additional 9,000 sq.ft. of in line retail/office/medical and fast-food restaurant with drive through for a total of 34,024 sq. ft. The subject application is located at 16841 Persimmon Blvd. West Westlake, FL 33470 (Pod G South)

Submitted By: Planning and Zoning

- B. **SPR-2023-05:** The applicant is requesting approval of a Site Plan Review for Phase Two of the Publix at Westlake Plaza development. Phase Two consists of a 25,000 sq.ft. building for a proposed Planet Fitness facility and an additional 9,000 sq.ft. of in line retail/office/medical and fast-food restaurant with drive-through for a total of 34,024 sq. ft. The subject application is located at 16841 Persimmon Blvd. West Westlake, FL 33470 (Pod G South).

Submitted By: Planning and Zoning

PUBLIC HEARING

- A. SECOND READING:** Ordinance 2023-07 – ARCADE AMUSEMENT CENTERS AND ELECTRONIC GAMING ESTABLISHMENTS

Submitted By: Planning and Zoning

ORDINANCE NO. 2023-07

AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, AMENDING CHAPTER 3 ZONING DISTRICTS AND USES AS SET FORTH IN THE CITY'S CODE OF ORDINANCES; PROVIDING FOR THE CREATION OF SECTION _____ TO BE ENTITLED "ARCADE AMUSEMENT CENTERS AND ELECTRONIC GAMING ESTABLISHMENTS" PROVIDING _____ FOR _____ PURPOSE _____ AND FINDINGS; PROVIDING FOR CODIFICATION, PROVIDING CONFLICTS; PROVIDING FOR SEVERABILITY, AND PROVIDING AN EFFECTIVE DATE.

- B. SECOND READING:** Ordinance 2023-08 – Massage Establishment

Submitted By: Planning and Zoning

ORDINANCE NO. 2023-08

AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, AMENDING CHAPTER 3 ZONING DISTRICTS AND USES AS SET FORTH IN THE CITY'S CODE OF ORDINANCES; PROVIDING FOR A DEFINITION OF A MASSAGE ESTABLISHMENT; PROVIDING FOR HOURS OF OPERATION; PROVIDING FOR EXEMPTIONS; PROVIDING FOR CODIFICATION, PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY, AND PROVIDING AN EFFECTIVE DATE.

- C. SECOND READING:** Ordinance 2023-09 – Repealing & Reconstituting the Education Advisory Board

Submitted By: Administration

ORDINANCE 2023-09

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, REPEALING ORDINANCE 2020-05 AND 2020-10 WHICH REGULATED THE CITY EDUCATION AND YOUTH ADVISORY BOARD AND ADOPTING A NEW ORDINANCE RECONSTITUTING THE BOARD AND RESTATING THE TERMS AND CONDITIONS UNDER WHICH THE EDUCATION ADVISORY BOARD WILL OPERATE; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

- D. SECOND READING:** ORDINANCE 2023-10 - Amending Art in Public Places - Establishing Terms

Submitted By: Administration

ORDINANCE NO 2023-10

AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, AMENDING CHAPTER 24 OF THE CITY'S CODE OF ORDINANCES ENTITLED "ART IN PUBLIC PLACES," TO CREATE ARTICLE 24.2 SECTION 6(A)(5) FOR THE PURPOSE OF ESTABLISHING TERMS FOR THE COMPOSITION OF THE ART IN PUBLIC PLACES ADVISORY BOARD; PROVIDING FOR CODIFICATION, PROVIDING FOR CONFLICTS, PROVIDING FOR SEVERABILITY, AND PROVIDING FOR AN EFFECTIVE DATE.

NEW BUSINESS

- A. RESOLUTION 2024-01** - Approving and Authorizing the City Manager to Execute an Engagement Letter with Berger, Toombs, Elam, Gaines & Frank for Auditing Services FY ended September 30, 2023.

Submitted By: Administration/City Clerk's Office

RESOLUTION NO. 2024-01

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, APPROVING AND AUTHORIZING THE CITY MANAGER TO EXECUTE AN ENGAGEMENT LETTER WITH BERGER, TOOMBS, ELAM, GAINES, AND FRANK FOR PROFESSIONAL AUDIT SERVICES; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

- B.** Fee increase for Inframark contract - Memorandum of Understanding for Additional Personnel

Submitted By: Administration

CITY COUNCIL COMMENTS

- A. Councilwoman Charlotte Leonard
- B. Councilman Julian Martinez
- C. Councilman Gary Werner
- D. Vice Mayor Greg Langowski
- E. Mayor JohnPaul O'Connor

REPORT - STAFF

REPORT - CITY ATTORNEY

REPORT - CITY MANAGER

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ADJOURNMENT

Next Meeting (Subject to Change or be Cancelled): **Tuesday, February 6, 2023**

NOTICE: If a person, firm or corporation decides to appeal any decision made by the City Council with respect to any matter considered at this meeting, you will need a record of the proceedings, and you may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. (The above notice is required by State Law. Anyone desiring a verbatim transcript shall have the responsibility, at his own cost, to arrange for the transcript). The City of Westlake does not prepare or provide such verbatim record.

In accordance with the Americans with Disabilities Act, persons who need an accommodation in order to attend or participate in this meeting should contact the City Clerk at (561) 530-5880 at least three (3) business days prior to the meeting in order to request such assistance.

AGENDA POSTED: Thursday, January 4, 2023