

CITY OF WESTLAKE



AGENDA

City Council Regular Meeting

Monday, November 08, 2021 at 6:30 PM

Westlake Council Chambers
4005 Seminole Pratt Whitney Road
Westlake, Florida 33470

In efforts to balance the need for the City of Westlake to function and conduct business during the COVID-19 pandemic, we will adhere to the recommended social/physical distancing (staying at least six feet away from each other) guidelines, per the Centers for Disease Control and Prevention (CDC) and Palm Beach County's directives. There will be limited seating available in the Council Chambers. Therefore, preregistration will be required for in-person participation.

The instructions for preregistration attendance/participation and viewing of the meeting are outlined below:

PREREGISTRATION FOR IN-PERSON ATTENDANCE:

- All interested persons, Quasi-Judicial meeting applicants, their representatives, and witnesses must preregister to attend/participate in a meeting by sending an email to City Clerk, Zoie Burgess at zburgess@westlakegov.com or by phone at 561-530-5880 no later than one (1) business day prior to the meeting date (e.g. by 4:00 P.M. on a Friday, if the meeting is scheduled for that Monday, etc.)
- In-person attendance/participation will be based upon the order in which the preregistration requests are received by the City Clerk. For Public Hearing Quasi-Judicial meetings, precedence into the Council Chambers will be given to applicants, their representatives, and/or witnesses over all other preregistered parties.

COMMUNICATIONS MEDIA TECHNOLOGY – WEBEX:

Members of the public may also participate in the meeting through electronic means and may access as follows:

1. Join the Webex meeting from your computer, tablet or smartphone at the following link:
<https://cityofwestlake.my.webex.com/>

Meeting ID: 2630 301 5700

Password: hello

2. Participants may also dial in using your phone with any of the following number(s):

United States Toll: +1-408-418-9388

Meeting ID: 2630 301 5700

For participants attending the meeting via WebEx, public comments will be accepted via an electronic comment card, at least 24 hours prior to the public meeting and also acknowledged during the meeting when participants utilize the “raise your hand” feature during the designated time.

Procedures for Public Comment are also provided via the City website:

<https://www.westlakegov.com/cityclerk/page/covid-19-public-meetings>

CITY COUNCIL:

Roger Manning, Mayor

JohnPaul O’Connor, Vice Mayor

Patric Paul, Council Member – Seat 1

Kara Crump, Council Member – Seat 2

Katrina Long Robinson, Council Member – Seat 4

CITY STAFF:

Ken Cassel, City Manager

Zoie P. Burgess, City Clerk

Donald J. Doody, Esq., Interim City Attorney

Nilsa Zacarias, Planning and Zoning Director

Suzanne Dombrowski, 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 or unmute your device, 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 City Council Member request such, in which event, the item will be removed from the Consent Agenda and considered on a future agenda.

- A. Financial Report - September 2021

PRESENTATIONS/PROCLAMATIONS

- A. CareerSource Palm Beach County
Presented By: Charles Duval, Associate Vice President

PUBLIC HEARING - QUASI JUDICIAL

- A. **SPM-2021-06:** Application of Minto PBLH, LLC for a **Site Plan Modification** to upgrade an approximately 107,290 square foot self service storage facility, and a .71 acres outdoor area for storage of boats and recreational vehicles. The application includes adding 108 sq. ft. public restrooms on the southeast corner of building 5, removing six parking spaces to accommodate a loading area, removing decorative pavers on building 1, and revising sidewalks and walkways. The subject application is located in Westlake Landings commercial plaza on Pod H, Parcel E at **4701 Seminole Pratt Whitney Road**, Westlake, Florida, 33470.

Submitted By: Planning and Zoning

- B. **MPA-2021-02:** Application of Minto PBLH, LLC for a **Master Site Plan Amendment** to Westlake Landings Commercial Plaza on a 50.826acres in Pod H. The application includes eliminating the lot lines between Parcels B-1 and B-2, and between Parcels C and D; and, sub diving the property by metes and bounds. The subject application is located at 16860 Persimmon Boulevard West, Westlake, Florida, 33470.

Submitted By: Planning and Zoning

- C. **SPR-2021-06:** Application of Minto PBLH, LLC for a **Site Plan Review** for an approximately 9,450 Square Feet building with four (4) retail stores and one (1) restaurant known as **North Building**; and, an approximately 7,065 Square Feet building with two (2) retail stores and one (1) fast food restaurant with drive through known as **South Building**. Totaling approximately 16,515 Square Feet and located in a 3.5 acres site at **Parcel B** within Shoppes of Westlake Landings commercial plaza in Pod H. The subject North Building application is located at 4951 Seminole Pratt Whitney Road, Westlake, Florida, 33470. The subject South Building application is located at 4901 Seminole Pratt Whitney Road, Westlake, Florida, 33470.

Submitted By: Planning and Zoning

- D. **SPR-2021-07:** Application of Minto PBLH, LLC for a **Site Plan Review** for an approximately 2,525 Square Feet coffee shop with drive through known as Starbucks; an approximately 2,200 Square Feet fast food restaurant with drive through known as KFC; and an approximately 2,040 Square Feet fast food restaurant with drive through known as Taco Bell. Totaling approximately 6,765 Square Feet and located in a 3.68 acres site at **Parcel C** within Shoppes of Westlake Landings commercial plaza in Pod H. The subject Starbucks application is located at 4801 Seminole Pratt Whitney Road, Westlake, Florida, 33470. The subject KFC application is located at 4775 Seminole Pratt Whitney Road, Westlake, Florida, 33470. The subject Taco Bell application is located at 4751 Seminole Pratt Whitney Road, Westlake, Florida, 33470.

Submitted By: Planning and Zoning

- E. **SPR-2021-09:** Application of Minto PBLH, LLC for a **Site Plan Review** of a 14.435 acre indoor and outdoor recreation facility known as, "Adrenaline World" within Pod H, Parcel F at Westlake Landings. The application includes a 92,773 sq. ft. main building, a 564 sq. ft. maintenance shed, a 576 sq. ft. restroom area, and outdoor amenities. The subject application is located at 16604 Town Center Pkwy North, Westlake, Florida, 33470.

Submitted By: Planning and Zoning

PUBLIC HEARING

- A. **FIRST READING:** Ordinance 2021-11 – Mobile Food Trucks

Submitted By: Planning & Zoning

ORDINANCE NO. 2021-11

AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, ESTABLISHING REQUIREMENTS FOR MOBILE FOOD TRUCKS WHICH SHALL BECOME PART OF THE CITY'S CODE OF ORDINANCES ENTITLED "MOBILE FOOD TRUCKS"; PROVIDING FOR DEFINITIONS; PROVIDING FOR REQUIREMENTS FOR ALL MOBILE FOOD TRUCKS; PROVIDING FOR THE REGULATIONS RELATIVE TO CONDUCTING BUSINESS; PROVIDING PARKING AND STORAGE OF INACTIVE FOOD TRUCKS; PROVIDING FOR WASTE DISPOSAL; PROVIDING FOR LOCATIONS BY ZONING DISTRICT; PROVIDING FOR VIOLATIONS; PROVIDING FOR CODIFICATION, PROVIDING FOR A CONFLICTS CLAUSE, PROVIDING FOR SEVERABILITY, AND PROVIDING AN EFFECTIVE DATE.

- B. SECOND READING:** ORDINANCE NO. 2021-12 - Amending Chapter 24, Art in Public Places (First Reading October 11, 2021)

Submitted By: Planning and Zoning

ORDINANCE NO. 2021-12

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"; PROVIDING FOR DEFINITIONS; PROVIDING FOR EXEMPTION FOR RESIDENTIAL DEVELOPMENT AND TEMPORARY STRUCTURES; PROVIDING FOR THE APPOINTMENT BY CITY COUNCIL TO THE PUBLIC PLACES ADVISORY BOARD; PROVIDING FOR THE REPAIR OR REPLACEMENT FOR DAMAGED OR DESTROYED ARTWORK; PROVIDING FOR CODIFICATION, PROVIDING FOR A CONFLICTS CLAUSE, PROVIDING FOR SEVERABILITY, AND PROVIDING AN EFFECTIVE DATE.

NEW BUSINESS

- A. Happy Program-Subordination Agreement Maikel Morales and Dulcinea Jimenez

Submitted By: Administration

- B. Discussion and Action - City Council Vacancy - Group 1

Submitted By: Administration

CITY COUNCIL COMMENTS

- A. Councilwoman Katrina Long Robinson
B. Councilwoman Kara Crump
C. Councilman Patric Paul
D. Vice Mayor JohnPaul O'Connor
E. Mayor Roger Manning

REPORT - STAFF

REPORT - CITY ATTORNEY

REPORT - CITY MANAGER

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ADJOURNMENT

Next Meeting (Subject to Change or be Cancelled): **December 6, 2021**

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: October 29, 2021