

CITY OF WESTLAKE



AGENDA

City Council Regular Meeting

Tuesday, February 11, 2025, 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: 2632 153 9765 | Password: hello

or

United States Toll: +1-650-479-3208

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

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. All public comments will be noted and may receive a response if necessary. Any follow-up will be handled by staff later.

PRESENTATIONS/PROCLAMATIONS

- A. None

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 - December
- B. Minutes_City Council Regular Meeting - 01.07.2025 DRAFT

PUBLIC HEARING - QUASI JUDICIAL

- A. **SPM-2024-02:** Application of Grove Market Anderson, LLC requesting a Master Site Plan Modification to the previously approved master site plan for the Grove Market shopping plaza development. The applicant proposes the creation of a new outparcel by redeveloping a 0.73-acre portion of the existing parking lot to accommodate a 2,925 square foot Bank with Drive-Through facility within the Grove Market shopping plaza. The subject property is located at 5060 Seminole Pratt Whitney Road, Loxahatchee FL, 33470. Pursuant to Chapter 8, Section 2 (A) Reduction of Minimum Space Requirements. The applicant is requesting to reduce the overall number of parking space requirements from 395 to 374 parking spaces, and provided a Declaration of Unity of Control for Parking and a Shared Parking Study.

Submitted By: Planning and Zoning

PUBLIC HEARING

- A. **SECOND READING:** ORDINANCE 2025-01 – ENACTING A NEW CODE FOR THE CITY OF WESTLAKE, FLORIDA; PROVIDING THE REPEAL OF CERTAIN

ORDINANCES NOT INCLUDED "CODE OF ORDINANCES OF THE CITY OF WESTLAKE, FLORIDA"

Submitted By: City Clerk's Office

ORDINANCE 2025-01

AN ORDINANCE ADOPTING AND ENACTING A NEW CODE FOR THE CITY OF WESTLAKE, FLORIDA; PROVIDING FOR THE REPEAL OF CERTAIN ORDINANCES NOT INCLUDED THEREIN; PROVIDING A PENALTY FOR THE VIOLATION THEREOF; PROVIDING FOR THE MANNER OF AMENDING SUCH CODE; AND PROVIDING WHEN SUCH CODE AND THIS ORDINANCE SHALL BECOME EFFECTIVE.

NEW BUSINESS

- A. None

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): **March 4, 2025**

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: Tuesday, January 28, 2025