

# CITY OF WESTLAKE



## MINUTES

### **Local Planning Agency Meeting**

Tuesday, July 05, 2022, at 5:30 PM

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

### **CITY COUNCIL:**

JohnPaul O'Connor, Mayor  
Greg Langowski, Vice Mayor  
Pilar Valle Ron, 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, Planning and Zoning Director  
Suzanne Dombrowski, City Engineer

A Local Planning Agency meeting of the City Council of the City of Westlake was held on Tuesday, July 5, 2022, at 5:30 PM., at the Westlake Community Center, 4005 Seminole Pratt Whitney Road. Members of the public also participated in the meeting through electronic means and accessed 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 447 9937

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 447 9937

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>

Ms. Burgess provided further instruction regarding public comments, noting that comments will be acknowledged by the Mayor and accepted at the appropriate times as indicated in the Agenda and those who wish to speak may use the "virtual" hand raise feature.

Ms. Burgess provided the disclaimer that the meeting is being recorded by both voice and video, reminding the audience that microphones are live.

Ms. Burgess further explained that microphones will be muted; audience members have the ability to unmute themselves and anyone that has called in should mute their device.

Ms. Burgess noted that anyone causing a disruption or being inappropriate will be removed from the meeting.

Ms. Burgess reminded Council Members physically present to utilize microphones.

### **CALL TO ORDER**

Mayor O'Connor called the Local Planning Agency meeting of Tuesday, July 5, 2022, to order at 5:31 PM.

### **ROLL CALL**

Present and constituting a quorum:

Councilwoman Charlotte Leonard

Councilman Julian Martinez

Councilwoman Pilar Valle Ron

Vice Mayor Greg Langowski

Mayor JohnPaul O'Connor

**PLEDGE OF ALLEGIANCE**

Mayor O'Connor led the Pledge of Allegiance.

**ADDITIONS, DELETIONS OR MODIFICATIONS, AND APPROVAL OF AGENDA**

Mayor O'Connor called for any additions, deletions or modifications to the Agenda.

Motion by Vice Mayor Langowski to approve Agenda, seconded by Councilman Martinez.

**UPON ROLL CALL:**

Councilwoman Leonard	YES
Councilman Martinez	YES
Councilwoman Valle Ron	YES
Vice Mayor Langowski	YES
Mayor O'Connor	YES

With all in favor, motion carried without dissent (5-0).

**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 requests such, in which event, the item will be removed from the Consent Agenda and considered on a future agenda.*

No items on the consent agenda.

**PUBLIC HEARING**

- A. Ordinance 2022-08 – Non-Conforming Lots, Uses, Characteristics, and Structures.  
**Submitted By:** Planning & Zoning

**ORDINANCE NO. 2022-08**

**AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, AMENDING THE CODE OF ORDINANCES BY CREATING SECTION \_\_\_\_\_ ENTITLED “NON-CONFORMING LOTS, USES, CHARACTERISTICS, AND STRUCTURES”; PROVIDING FOR REGULATIONS FOR LOTS, USES, CHARACTERISTICS, AND STRUCTURES LAWFULLY EXISTING AT THE TIME OF AN AMENDMENT TO THE CITY’S CODE OF ORDINANCES AND THEREAFTER DEEMED NON-CONFORMING; PROVIDING FOR CODIFICATION; PROVIDING FOR A CONFLICTS CLAUSE; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

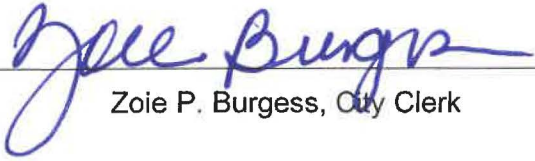
Mr. Leon from Planning & Zoning discussed the amendment of Ordinance 2022-08 on Non-Conforming Lots, Uses, Characteristics, and Structures. If a building is to be updated more than fifty percent of the structure, it is to be brought up to the current code in place.

Council discussion to clarify compliance covered under the non-conforming Ordinance.

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**ADJOURNMENT**

There being no further business, Mayor O'Connor adjourned the meeting at 5:42 PM.

  
Zoie P. Burgess, City Clerk

  
John Paul O'Connor, Mayor