

# CITY OF WESTLAKE



## MINUTES

**Local Planning Agency Meeting**  
Tuesday, September 06, 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

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A Local Planning Agency meeting of the City Council of the City of Westlake was held on Tuesday, September 6, 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: 2634 073 1608

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: 2634 073 1608

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.

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**CALL TO ORDER**

Mayor O'Connor called the Local Planning Agency meeting of Tuesday, September 6, 2022, to order at 5:32 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

Also present:

Kenneth Cassel, City Manager  
Zoie P. Burgess, CMC City Clerk  
Donald Doody, Esq. City Attorney

**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.

Mayor O'Connor noted that Item A and Item B under Public Hearing refers to the southwest corner of Persimmon Blvd. and Ilex Way, and it should read as the southeast corner of Persimmon Blvd. and Ilex Way.

Mayor O'Connor called for a motion to amend the agenda.

Motion by Vice Mayor Langowski to amend the 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).

Mayor O'Connor called for a motion to approve the amended agenda.

Motion by Councilwoman Valle Ron to approve the amended Agenda, seconded by Vice Mayor Langowski.

**UPON ROLL CALL:**

Councilman Martinez	YES
Councilwoman Valle Ron	YES
Vice Mayor Langowski	YES
Mayor O'Connor	YES
Councilwoman Leonard	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 request such, in which event, the item will be removed from the Consent Agenda and considered on a future agenda.*

- A. Minutes\_Local Planning Agency Meeting 10.11.2021 - DRAFT
- B. Minutes\_Local Planning Agency Meeting - 11.08.2021- DRAFT
- C. Minutes\_Local Planning Agency Meeting - 01.18.2022 DRAFT
- D. Minutes\_Local Planning Agency Meeting - 04.11.2022 DRAFT
- E. Minutes\_Local Planning Agency Meeting - 05.09.2022 DRAFT
- F. Minutes\_Local Planning Agency Meeting - 07.05.2022 DRAFT

Mayor O'Connor called for a motion to approve the consent agenda.

Motion by Councilman Martinez to approve the Consent Agenda, seconded by Councilwoman Leonard.

**UPON ROLL CALL:**

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

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

Mayor O'Connor called for any public comments.

Ms. Burgess confirmed no prior public comments were received as there is no public comment section. However, Ms. Burgess noted a comment card was received for Item A and B of the Public Hearing section.

**PUBLIC HEARING**

- A. **CPA-2022-01:** Application of Minto PBLH, LLC proposing a small-scale future land use map amendment to change the future land use designation on a 9.137-acre site from Civic to Downtown Mixed-Use designation. The site is located at the southwest corner of Persimmon Blvd and Ilex Way.

**Submitted By:** Planning and Zoning

Mayor O'Connor Connor introduced item.

Mr. Leon further introduced application CPA-2022-01 submitted by applicant Minto PBLH, LLC., noting that the application is consistent with the provisions of Chapter 163.3184 and 163.3187 of the Florida Statutes concerning the processing of a small -scale future language map amendment to the Comprehensive plan as well as providing all applicable data and analysis to support the amendment. Mr. Leon acknowledged that based upon the facts and findings, the planning and zoning department recommends approval of the request.

Ms. Tarah Duhy of Lewis, Longman and Walker on behalf of Minto PBLH, LLC, presented a PowerPoint presentation on the small-scale comprehensive plan amendment and rezoning for application CPA-2022-01. Ms. Duhy displayed and explained the subject site and request. Ms. Duhy noted that the subject site was spotted for civic uses and while the downtown area is mixed use and allows for civic use and a variety of other non-residential use such as retail, commercial and office. Ms. Duhy further explained the site location being adjacent to the medical district which is a portion of the downtown.

Ms. Duhy noted that the plan amendment and rezoning are requested for this 9.13-acre parcel to allow for the potential development of office and other commercial uses. She continued, noting, that it will offset the development of 13 acres of civic uses in the existing downtown, rebalancing the City's downtown to be consistent with the mix of uses prescribed in Plan Policy FLU 1.1.15.

Ms. Duhy explained that the proposed Plan amendment and rezoning do not call for any development not already contemplated by the City's Plan, and it is consistent with the data and analysis supporting the Plan regarding public facilities. She continued, noting that no particular use for the site is proposed at this time, however the changes are sought now to attract additional, taxable, nonresidential uses to the City and a detailed site plan will be brought before the City for approval at the time a specific use is proposed. Ms. Duhy added that buffering, site conditions, and public facilities will be addressed by the City through the site plan process, as required by the LDRs.

Ms. Duhy noted again that the application is consistent with all provisions of the City's Plan, including the underlying data and analysis, city land development regulations, applicable state laws and it was noted that City Staff recommends approval.

Mayor O'Connor asked for discussions or questions.

Vice Mayor Langowski stated he welcomes anything that brings in tax revenue to the city.

Mayor O'Connor called for a motion to recommend approval to Council.

Motion by Councilwoman Leonard to recommend approval to City Council to approve Item A, seconded by Vice Mayor Langowski.

**UPON ROLL CALL:**

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

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

**B. ZC-2022-01:** Application of Minto PBLH, LLC requesting a zoning change from the Civic (C) zoning district to the Mixed Use (MU) zoning district. The site is located at the southwest corner of Persimmon Blvd and Ilex Way.

**Submitted By:** Planning and Zoning

Mayor O'Connor Connor introduced item.

Mr. Leon further introduced application ZC-2022-01, noting it is a concurrent application with the future land use designation application previously heard. Mr. Leon noted that at this point, no site plans have not been submitted and staff recommends approval of the request.

Mayor O'Connor called for a motion to recommend approval.

Motion by Vice Mayor Langowski to recommend approval to City Council application ZC-2022-01, seconded by Councilwoman Valle Ron.

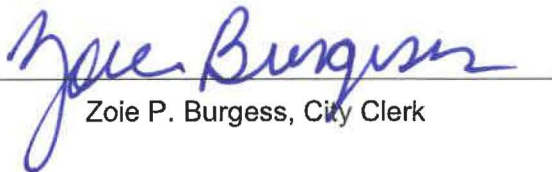
**UPON ROLL CALL:**

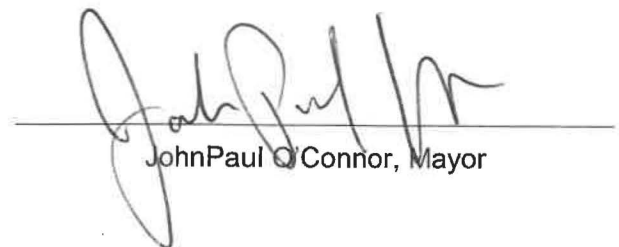
Mayor O'Connor	YES
Councilwoman Leonard	YES
Councilman Martinez	YES
Councilwoman Valle Ron	YES
Vice Mayor Langowski	YES

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

**ADJOURNMENT**

There being no further business, Mayor O'Connor adjourned the meeting at 5:46 PM.

  
Zoie P. Burgess, City Clerk

  
JohnPaul O'Connor, Mayor