

CITY OF WESTLAKE



AGENDA

City Council Regular Meeting

Tuesday, October 01, 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: 2632 888 9851 | 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.

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.](#) Minutes_City Council Regular Meeting - 07.02.2024 DRAFT
- [B.](#) Minutes_City Council Special Meeting - 07.16.2024 DRAFT
- [C.](#) Minutes_City Council Budget Workshop - 08.06.2024 DRAFT
- [D.](#) Minutes_City Council Regular Meeting & First Budget Hearing - 09.03.2024 DRAFT
- [E.](#) Minutes_City Council Final Budget Hearing - 09.11.2024 DRAFT

PUBLIC HEARING

- [A.](#) **SECOND READING:** Ordinance 2024-03 – CHAPTER 8 ENTITLED “PARKING REGULATIONS” AMENDING SECTION 7 ENTITLED “RECREATIONAL VEHICLES, TRAILERS AND WATERCRAFT”

Submitted By: Planning and Zoning

ORDINANCE NO. 2024-03

AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, AMENDING THE CODE OF ORDINANCES BY SPECIFICALLY AMENDING CHAPTER 8 ENTITLED “PARKING REGULATIONS” BY SPECIFICALLY AMENDING SECTION 7 ENTITLED “RECREATIONAL VEHICLES, TRAILERS AND WATERCRAFT”; PROVIDING FOR DEFINITION OF TRAILERS; PROVIDING FOR PROHIBITION OF PARKING ON RIGHTS OF WAY; PROVIDING FOR THE DELETION OF ARTICLE 8.9 (E) RELATIVE TO ELECTRIC VEHICLE CHARGING STATIONS; PROVIDING FOR THE AMENDMENT TO TABLE 8-6 ENTITLED “REQUIRED OFF-STREET PARKING

SPACES”; PROVIDING FOR CODIFICATION, PROVIDING FOR A CONFLICTS, PROVIDING FOR SEVERABILITY, AND PROVIDING AN EFFECTIVE DATE.

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

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.

ADJOURNMENT

Next Meeting (Subject to Change or be Cancelled): **November 5, 2024**

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: Friday, September 20, 2024

File Attachments for Item:

A. Minutes _City Council Regular Meeting - 07.02.2024 DRAFT

CITY OF WESTLAKE



MINUTES

City Council Regular Meeting
Tuesday, July 02, 2024, at 6:00 PM

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

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, PE, ENV SP, City Engineer

A regular meeting of the City Council of the City of Westlake was held on Tuesday, July 2, 2024, at 6:00 PM., at The Lodge at Westlake Adventure Park, 5490 Kingfisher Blvd. Members of the public also live streamed the meeting through electronic means and accessed as follows:

1. Webex Meeting: <https://cityofwestlake.my.webex.com/>

Meeting ID: 2632 888 9851

Password: hello

2. By Phone:

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

Meeting ID: 2632 888 9851

CALL TO ORDER

Mayor O'Connor called the City of Westlake Regular City Council meeting of Tuesday, July 2, 2024, to order at 6:00 PM

ROLL CALL

Present and constituting a quorum:

Councilman Gary Werner
Councilman Julian Martinez
Councilwoman Charlotte Leonard
Mayor JohnPaul O'Connor

Absent: Vice Mayor Greg Langowski

Also present:

Kenneth Cassel, City Manager
Donald J. Doody, Esq., City Attorney
Zoie Burgess, City Clerk
Osniel Leon, Assistant City Planner

PLEDGE OF ALLEGIANCE

Mayor O'Connor led the Pledge of Allegiance

ADDITIONS, DELETIONS OR MODIFICATIONS, AND APPROVAL OF AGENDA

Motion by Councilman Werner to approve the agenda as presented, seconded by Councilman Martinez.

UPON ROLL CALL:

Councilman Werner	YES
Councilman Martinez	YES
Councilwoman Leonard	YES

Mayor O'Connor YES

With all in favor, motion carried without dissent (4-0).

PUBLIC COMMENTS AND REQUESTS

Public Comment - Christina Chatzidakis - 5580 Starfish Road – Concerns about fighting at the Adventure Park.

PRESENTATIONS/PROCLAMATIONS

No presentations or proclamations.

CONSENT AGENDA

- A. Minutes_City Council Budget Workshop - 05.21.2024 DRAFT
- B. Minutes_City of Westlake and Seminole Improvement District Joint Workshop - 05.21.2024 DRAFT
- C. Minutes_City Council Regular Meeting - 06.04.2024 DRAFT
- D. Monthly Financial Report - April 2024
- E. Monthly Financial Report - May 2024

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

Motion by Councilwoman Leonard to approve the consent agenda, seconded by Councilman Martinez.

UPON ROLL CALL:

Councilman Martinez	YES
Councilwoman Leonard	YES
Mayor O'Connor	YES
Councilman Werner	YES

With all in favor, motion carried without dissent (4-0).

PUBLIC HEARING

- A. RESOLUTION 2024-12 - Proposed Millage Rate for the Fiscal Year 2024-2025 Ad Valorem Tax and a Date, Time and Place for the First Public Budget Hearing

Submitted By: City Clerk's Office

RESOLUTION 2024-12

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, ADOPTING A PROPOSED MILLAGE RATE FOR THE CITY'S GENERAL OPERATING FUND FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024 AND ENDING SEPTEMBER 30, 2025; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Mayor O'Connor asked for comments from City Manager, Ken Cassel. Mr. Cassel provided an overview of the millage rate, recommending a 4.95 millage rate and will continue to look for other areas to lower it further.

Mr. Doody stated that once the millage rate is set, it cannot go higher, but that it can be lowered.

Further discussion on the millage rate and factors that would allow a lower millage rate and other factors that could affect revenue.

Mr. Doody stated that the Council needs to entertain a motion to set a preliminary millage rate for incorporation into Resolution 2024-12.

Mayor O'Connor called for a motion.

Motion by Councilman Werner approval of Resolution 2024-12 of the City Council establishing a proposed millage rate of 4.95 for the City's general operating fund, for fiscal year beginning October 1, 2024, through September 30, 2025, seconded by Councilwoman Leonard.

UPON ROLL CALL:

Councilwoman Leonard	YES
Mayor O'Connor	YES
Councilman Werner	YES
Councilman Martinez	YES

With all in favor, motion carried without dissent (4-0).

Mr. Doody read Resolution 2024-12, by title only, into the record. Mr. Doody directed the Council to entertain a motion to adopt the resolution.

Mayor O'Connor called for a motion.

Motion by Councilman Werner to adopt Resolution 2024-12 as stated, seconded by Councilwoman Leonard.

UPON ROLL CALL:

Mayor O'Connor	YES
Councilman Werner	YES
Councilman Martinez	YES
Councilwoman Leonard	YES

With all in favor, motion carried without dissent (4-0).

Mr. Doody stated that the Council needs to announce the next public hearing.

Mayor O'Connor announced that there would be a public hearing on September 3, 2024, 6:00 p.m. at Westlake Council Chambers for the first vote of the budget.

- B. RESOLUTION 2024-13 - Levying the Annual Special Assessment for Residential Solid Waste Services for Fiscal Year 2024-25

Submitted By: Administration

RESOLUTION NO. 2024-13

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, RELATING TO THE PROVISION OF RESIDENTIAL SOLID WASTE SERVICES IN THE CITY OF WESTLAKE, FLORIDA; PROVIDING FOR PURPOSE AND DEFINITIONS; PROVIDING FOR LEGISLATIVE DETERMINATIONS; ESTABLISHING THE ESTIMATED RATE FOR THE RESIDENTIAL SOLID WASTE SERVICES SPECIAL ASSESSMENT FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024; DIRECTING THE PREPARATION OF A RESIDENTIAL SOLID WASTE SERVICES SPECIAL ASSESSMENT ROLL; AUTHORIZING A PUBLIC HEARING AND DIRECTING THE PROVISION OF NOTICE THEREOF; AND PROVIDING AN EFFECTIVE DATE.

Mayor O'Connor introduced Resolution 2024-13, establishing an estimated rate for the residential solid waste services special assessment for the upcoming fiscal year, and deferred to the City Manager, Ken Cassel to provide an overview.

Mr. Cassel stated that instead of doing a direct bill, it would become an Ad Valorem tax, and the funds would be a 100% passthrough the designated hauler. The contract will be out for bid later in the year. Further discussion on the details of the contract with Council and City Manager.

Inaudible public comment from the audience.

Further Council discussion regarding the bid and discussion on how the assessment fee is calculated.

Mayor O'Connor opened discussion for public comments.

Public Comment - Inaudible – Resident – Goldfinch Circle – Inquired why it is being calculated at this time. The City Manager explained that calculations related to tax rates are made as of January 1st of the year.

Public Comment – Ms. Jessica Limage – 15941 Whippoorwill Circle – Inquired about the timeline of payment, noting that it is prepaid at closing and that the amount is current as of 2024, and where do the funds go. The City Manager explained that it is in the fund to pay the bill, noting that it does not pay the entire bill and the balance comes out of that which was prepaid for those that closed, noting that the shortfall is absorbed in the general fund.

Mayor O'Connor also noted that it avoids direct billing. The City Manager noted that previous efforts with direct billing resulted in unpaid fees.

Further discussion on future bid for services.

Mr. Doody read the Resolution, by title only, into the record.

Motion by Councilman Werner to approve Resolution 2024-13 as read by City Attorney, seconded by Councilman Martinez.

UPON ROLL CALL:

Mayor O'Connor	YES
Councilman Werner	YES
Councilman Martinez	YES
Councilwoman Leonard	YES

With all in favor, motion carried without dissent (4-0).

- C. Approving and Authorizing the Mayor or Vice Mayor to Execute the Sixth Addendum to Law Enforcement Agreement

Submitted By: Administration

RESOLUTION NO. 2024-14

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, APPROVING AND AUTHORIZING THE MAYOR OR VICE MAYOR TO EXECUTE THE SIXTH ADDENDUM TO THE LAW ENFORCEMENT SERVICE AGREEMENT BETWEEN THE CITY OF WESTLAKE AND THE SHERIFF OF PALM BEACH COUNTY, FLORIDA; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Mayor O'Connor introduced Resolution 2024-14 and deferred to City Manager Ken Cassel to provide an overview of the resolution.

Mr. Cassel stated that this is the City's Annual contract renewal with PBSO, noting a 4% increase in their rates.

Mayor O'Connor inquired if there would be an increase in deputies. Mr. Cassel noted that there would not be any additional officers.

Mr. Doody read the Resolution, by title only, into the record.

Motion by Councilwoman Leonard to adopt Resolution 2024-14, authorizing the Mayor or Vice Mayor to Execute the Sixth Addendum to Law Enforcement Services Agreement between the City of Westlake and the Sheriff of Palm Beach County, seconded by Councilman Martinez.

UPON ROLL CALL:

Councilman Werner	YES
Councilman Martinez	YES
Councilwoman Leonard	YES
Mayor O'Connor	YES

With all in favor, motion carried without dissent (4-0).

D. FIRST READING - ORDINANCE 2024-02 — Establishing Residency Prohibitions and Exceptions for Sexual Offenders and Sexual Predators

Submitted By: City Attorney's Office

ORDINANCE NO. 2024-02

AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, ESTABLISHING CERTAIN RESIDENCY PROHIBITIONS AND EXCEPTIONS FOR SEXUAL OFFENDERS AND SEXUAL PREDATORS; PROVIDING FOR FINDINGS AND INTENT; PROVIDING FOR DEFINITIONS; PROVIDING FOR PENALTIES; PROVIDING FOR CODIFICATION, CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.

Mayor O'Connor introduced Ordinance 2024-02 and asked for comments from the Council.

Mr. Doody stated that the Ordinance is an amendment to the code as a text amendment presenting new restrictions regarding this activity and creates a distance requirement that did not exist in the City of Westlake's Code of Ordinances, but under the Florida Statutes and consistent with case law decisions in the State of Florida they are proposing to increase the distance to 2,500 feet, being consistent with other cities and counties.

Mayor O'Connor opened discussion for public comments.

Inaudible comment from the audience.

Public Comment - Mr. Orlando Chiverias - Orchards Resident - Concern over renters that may be a predator and a concern for allowing renters.

Public Comment - Ms. Andreina Moyssidis - 15506 Orchard Drive – Expressed her concern and resolution for someone that passes the HOA Bylaws.

Public Comment - Mr. Chad Issacson - 15398 Goldfinch Circle – Inquired how this would stop the Cresswind community.

Public Comment - Mr. Larry Chatzidakis - 5580 Starfish Road – Inquired what does the term living means and what it means for people visiting, and if there is a timeline. Further inquired if it covers the entire town and if there is any area where a predator may reside.

Public Comment - Ms. Sindy Winnick - 15944 Key Biscayne Lane – Provided information on how to look up predators.

Public Comment - Ms. Jessica Limage – 15941 Whipoorwill Circle– Inquired as to how long before the Ordinance would take effect and if the Ordinance supersedes what the HOA does regarding renters.

Public Comment - Inaudible name - 4527 Saint Vincent Lane – Inquired if Council considered the issue of a business operating in the home, bringing up other issues of operating a business from a residential home.

Mr. Doody read the Resolution, by title only, into the record.

Motion by Councilman Werner to approve Ordinance 2024-02 of the City Council for the City of Westlake Establishing Residency Prohibitions and Exceptions for Sexual Offenders and Sexual Predators, providing for findings and intent; providing for definitions; penalties; and codification, conflicts; severability, and an effective date, seconded by Councilwoman Leonard.

UPON ROLL CALL:

Councilman Martinez	YES
Councilwoman Leonard	YES
Mayor O'Connor	YES
Councilman Werner	YES

With all in favor, motion carried without dissent (4-0).

City Manager Cassel informed Council that they could call a Special Council Meeting to have the second reading of Ordinance 2024-02, on July 16, 2024, at 5:30 p.m.

Mayor O'Connor called for a motion.

Motion by Councilman Werner to call a Special Meeting on July 16, 2024, for the purpose of approving Ordinance 2024-02, seconded by Councilwoman Leonard.

UPON ROLL CALL:

Councilwoman Leonard	YES
Mayor O'Connor	YES

Councilman Werner YES
Councilman Martinez YES

With all in favor, motion carried without dissent (4-0).

Public Comment - Ms. Anita Kaplan – 5459 Santa Rosa Lane – Inquired if a conflict exists as the Advisory Board is scheduled to meet on July 16th at 6:00 PM.

Public Comment - Mr. Chad Issacson - 15398 Goldfinch Circle – Inquired of what the purpose of the Ordinance is.

NEW BUSINESS

A. Update to City of Westlake’s Housing Assistance Guidelines

Submitted By: Administration

RESOLUTION 2024-15

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, APPROVING AND ADOPTING THE CITY OF WESTLAKE’S REVISED HOUSING ASSISTANCE PURCHASE PROGRAM YEARLY GUIDELINES; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Mr. Doody read the Resolution, by title only, into the record.

Mayor O’Connor called for a motion.

Motion by Councilwoman Leonard to adopt Resolution 2024-15, approving and adopting the City of Westlake’s revised housing assistance purchase program yearly guidelines; providing for conflicts; providing for severability; and providing an effective date, seconded by Councilman Martinez.

UPON ROLL CALL:

Mayor O’Connor YES
Councilman Werner YES
Councilman Martinez YES
Councilwoman Leonard YES

With all in favor, motion carried without dissent (4-0).

CITY COUNCIL COMMENTS

- A. Councilwoman Charlotte Leonard – No comment.
- B. Councilman Julian Martinez - Provided additional background and purpose of the HAPPY program.
- C. Councilman Gary Werner – No comment.
- D. Mayor JohnPaul O’Connor – Highlighted the upcoming FourthFest celebration.

REPORT – STAFF

Chief Vomero, Palm Beach County Fire Rescue - Provided Response Time Report update. Chief Vomero also addressed the possibility of additional command staff.

Captain Turner, Palm Beach Sheriff's Office - Provided Staff Report, including the crime report for the City and discussed the local fight video that is being circulated. Captain Turner also offered to meet residents on sexual predator issue.

REPORT - CITY ATTORNEY

No Comment.

REPORT - CITY MANAGER

Mr. Cassel addressed the coordination efforts with the City, School Principal, Sheriff's Office, and Fire Rescue, prior to the start of school to review routes in the case of an emergency.

Gave an update on the FourthFest set up.

PUBLIC COMMENTS AND REQUESTS

Public Comment – Ms. Christina Chatzidakis - 5580 Starfish Road – Addressed the fighting among teens at the Adventure Park.

Public Comment - Inaudible audio – Provided information on how to look up information regarding sex offenders and predators.

Public Comment – Ms. Mary Ellen Manning – 15780 Cresswind Place – Offered appreciation for implementing Ordinance 2024-02.

Public Comment – Mr. Theodore Sarandis – 15780 Cresswind Place – Offered appreciation for having a citizen friendly council meeting. Offered suggestion: Develop consistency on agenda and allow citizens comments on each item and prior to any vote and have the City Clerk prepare more meeting agendas for the public.

Public Comment – Mr. Orlando Echeverias (sp) The Orchards – Expressed his concern over people wandering through his property to fish in the lake.

Public Comment - Ms. Jackie Cesaretti – 15599 Goldfinch Circle – Inquired about a workshop for the public to better understand the budget.

Public Comment - Ms. Andreina Moyssidis - 15506 Orchard Drive – Addressed the issue regarding alligators and fishing and the need for "No Fishing" signs.

Public Comment – Mr. Gaston – 4612 Citrus Blossom Court – Addressed the need for cul-de-sac signage.

Public Comment – Mr. Chad Issacson - 15398 Goldfinch Circle – Requested clarification of the election process for Seminole Improvement District board.

Public Comment – Mr. Theodore Sarandis – 15780 Cresswind Place – Requested a special meeting with City and Seminole Improvement District.

Public Comment – Mr. Chad Issacson - 15398 Goldfinch Circle – Acknowledged the City does a great job posting for events and requests the same efforts be made for meeting notices.

Public Comment - Ms. Andreina Moyssidis - 15506 Orchard Drive – Inquired if council meeting dates can be included in the Orchards HOA bulletin. Comment continued, noting that a commercial developer wants to develop in Westlake and has not been able to hear back from Minto and seeking assistance.

There being no further comments, the next item followed.

ADJOURNMENT

There being no further business, Mayor O'Connor adjourned the meeting at 7:43 p.m.

Zoie P. Burgess, City Clerk

JohnPaul O'Connor, Mayor

File Attachments for Item:

B. Minutes_City Council Special Meeting - 07.16.2024 DRAFT

CITY OF WESTLAKE



MINUTES

City Council Special Meeting

Tuesday, July 16, 2024, 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
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, PE, ENV SP, City Engineer

A special meeting of the City Council of the City of Westlake was held on Tuesday, July 16, 2024, at 5:30 PM., at The Lodge at Westlake Adventure Park, 5490 Kingfisher Blvd. Members of the public also live streamed the meeting through electronic means and accessed as follows:

1. Webex Meeting: <https://cityofwestlake.my.webex.com/>

Meeting ID: 2632 047 7428

Password: hello

2. By Phone:

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

Meeting ID: 2632 047 7428

CALL TO ORDER

Mayor O'Connor called the City of Westlake Regular City Council meeting of Tuesday, July 16, 2024, to order at 5:30 PM.

ROLL CALL

Present and constituting a quorum:

Councilman Gary Werner
Councilwoman Charlotte Leonard
Mayor JohnPaul O'Connor

Absent but virtually present:

Councilman Julian Martinez
Vice Mayor Greg Langowski

Also present:

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

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.

There being none, Mayor O'Connor called for a motion to approve the agenda as presented.

Motion by Councilwoman Leonard to approve the agenda as presented, seconded by Councilman Werner.

UPON ROLL CALL:

Councilman Werner	YES
Councilwoman Leonard	YES
Mayor O'Connor	YES

With all in favor, motion carried without dissent (3-0).

PUBLIC COMMENTS

No public comments.

PUBLIC HEARING

- A. SECOND READING - ORDINANCE 2024-02** — Establishing Residency Prohibitions and Exceptions for Sexual Offenders and Sexual Predators

Submitted By: City Attorney's Office

ORDINANCE NO. 2024-02

AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, ESTABLISHING CERTAIN RESIDENCY PROHIBITIONS AND EXCEPTIONS FOR SEXUAL OFFENDERS AND SEXUAL PREDATORS; PROVIDING FOR FINDINGS AND INTENT; PROVIDING FOR DEFINITIONS; PROVIDING FOR PENALTIES; PROVIDING FOR CODIFICATION, CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.

Mayor O'Connor introduced the item.

Mr. Doody read the item, by title only, into the record.

Mayor O'Connor asked if there was any recommendation to amend the Ordinance as written.

Mr. Doody proposed amending the Ordinance on second reading to delete the reference to public libraries wherever it appears in the Ordinance.

Mayor O'Connor called for any Council comments.

Councilman Werner stated his understanding was that a legal challenge would come if we were to prohibit the residency of sexual offenders in the City. Councilman Werner then asked Mr. Doody if whether the Ordinance as written and as modified with the deletion of public libraries, would result in such a prohibition throughout City.

Mr. Doody explained the Ordinance in its current state is not to create a blanket prohibition, but to provide for restrictions with providing regulations within the state's statute if this Ordinance passes within 2500 feet of the designated areas.

Councilman Werner asked if there are other cities nearby or within the county that utilize the 2500 feet limitation. Mr. Doody stated he did an informal examination of certain cities referring to their Code of Ordinances, with respect to their 2500 feet distance requirements. Mr. Doody noted the following cities: City of Boca Raton, Wellington, Loxahatchee Groves, Palm Beach Gardens, and City of Boynton Beach all had 2500 feet distance requirements.

Mayor O'Connor called for any other Council comments.

City Clerk read memo into record from Vice Mayor Langowski.

Mayor O'Connor called for any public comments. Ms. Burgess stated no comment cards were received prior to the meeting. There being no further comments, Mayor O'Connor called for a motion.

Motion by Councilman Werner to amend the second reading of Ordinance 2024-02 by deleting references to public libraries, seconded by Councilwoman Leonard.

UPON ROLL CALL:

Councilwoman Leonard	YES
Mayor O'Connor	YES
Councilman Werner	YES

With all in favor, motion carried without dissent (3-0).

Motion by Councilwoman Leonard to adopt the Ordinance 2024-02 as amended, seconded by Councilman Werner.

UPON ROLL CALL:

Councilwoman Leonard	YES
Mayor O'Connor	YES
Councilman Werner	YES

With all in favor, motion carried without dissent (3-0).

CITY COUNCIL COMMENTS

- A. Councilwoman Charlotte Leonard - Councilwoman Leonard acknowledged that council has done what the community has asked them to do.
- B. Councilman Gary Werner – no comments
- C. Mayor JohnPaul O'Connor – Mayor O'Connor stated he believes they have done what is necessary to protect our children in this City.

REPORT - CITY ATTORNEY

No additional comments.

REPORT - CITY MANAGER

No comments.

PUBLIC COMMENTS

No public comments.

ADJOURNMENT

There being no further business, Mayor O'Connor adjourned the meeting at 5:40 PM.

Zoie P. Burgess, City Clerk

JohnPaul O'Connor, Mayor

File Attachments for Item:

C. Minutes_City Council Budget Workshop - 08.06.2024 DRAFT

CITY OF WESTLAKE



MINUTES

City Council Budget Workshop

Tuesday, August 06, 2024, at 5:00 PM

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

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

A budget workshop of the City Council of the City of Westlake was held on Tuesday, August 6, 2024, at 5:00 PM., at The Lodge at Westlake Adventure Park, 5490 Kingfisher Blvd. Members of the public also attended the meeting through electronic means and accessed as follows:

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

Meeting ID: 2631 009 1649

Password: hello

2. Participants also dialed in using phone with the following number:

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

Meeting ID: 2631 009 1649

CALL TO ORDER

Mayor O'Connor called the City of Westlake budget workshop of Tuesday, August 6, 2024, to order at 5:00 PM.

ROLL CALL

Present and constituting a quorum:

Councilman Julian Martinez
Councilwoman Charlotte Leonard
Vice Mayor Greg Langowski
Mayor JohnPaul O'Connor

Also present:

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

Absent:

Councilman Gary Werner

PLEDGE OF ALLEGIANCE

Mayor O'Connor led the Pledge of Allegiance.

WORKSHOP AGENDA

- A. FY 25 Budget

Mayor O'Connor introduced the Workshop Agenda and then called for Mr. Cassel to discuss the budget.

The City Manager discussed how they arrived at the number for the budget. Mr. Cassel proceeds with giving a 101 on municipal budgeting. He then provided a brief budget overview discussing revenue and expenses.

Mr. Cassel stated the budget presented is the same budget based upon the 4.95 millage rate that was advertised with some corrections made at the last meeting.

Mayor O'Connor and Council discussed the Gas Franchise Fee, Operating Expenses, Council Expenses, the Clerk's Department, Website Support, Contracts with the City Clerk, Dues, and Licenses.

Accountant Steven Fowler provided information about the fiscal year 's budget.

The Council discussed the increase in legal services due to the addition of a Special Magistrate; community services as it relates to street lighting. The Council further discussed cleaning services, which led to the consensus to remove a day of cleaning for City Hall offices.

Further Council discussion about the HAPPY Program and the use of funds for the marketing of the Program.

Mr. Cassel explained in detail about investments, bank accounts, and the maximizing of revenue.

Lengthy Council discussion on revenue, interest on cash, interest income and the reserve account.

Mr. Cassel discussed that allowing 1 million in reserves verses 1.3 million, it will change the millage rate 4.95 to 4.70. Continued conversation gives clarity that the reserve amount will be \$1,064,000.00 assisting in the millage rate of 4.7. Mr. Cassel explained the estimated tax reduction for residents.

Mr. Cassel continued to explain the direction on debt for loss in solid waste collection.

The Council continued discussions about the remaining of the budget.

Mayor O'Connor called for any further discussion comments from Council.

CITY COUNCIL COMMENTS

- A. Councilwoman Charlotte Leonard – No comment.
- B. Councilman Julian Martinez – No comment.
- C. Councilman Gary Werner (absent)
- D. Vice Mayor Greg Langowski – No comment.
- E. Mayor JohnPaul O'Connor – No comment.

CITY ATTORNEY COMMENTS

No additional comments.

CITY MANAGER COMMENTS

No additional comments.

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.

Public Comment – Chad Isaacson – 15398 Goldfinch Circle – Mr. Isaacson asked about the tax rates for businesses and if it has dropped to draw businesses in. He also asked what the tax rate is, the City Manager's fee, what the City covers in services, and the purpose of lobbyist.

Public Comment – Jacqueline Campbell – 15938 Key Biscayne Lane– Ms. Campbell asked about the assessment fee.

ADJOURNMENT

There being no further business, Mayor O'Connor adjourned the meeting at 6:22 PM.

Zoie P. Burgess, City Clerk

JohnPaul O'Connor, Mayor

File Attachments for Item:

D. Minutes_City Council Regular Meeting & First Budget Hearing - 09.03.2024 DRAFT

CITY OF WESTLAKE



MINUTES

City Council Regular Meeting & First Budget Hearing

Tuesday, September 03, 2024, at 6:00 PM

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

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

A regular meeting and first budget hearing of the City Council of the City of Westlake was held on Tuesday, September 3, 2024, at 6:00 PM., at The Lodge at Westlake Adventure Park, 5490 Kingfisher Blvd. Members of the public also attended the meeting through electronic means and accessed as follows:

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

Meeting ID: 2633 988 6890

Password: hello

2. Participants also dialed in using phone with the following number:

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

Meeting ID: 2633 988 6890

CALL TO ORDER

Mayor O'Connor called the City of Westlake regular meeting and first budget hearing of Tuesday, September 3, 2024, to order at 6:02 PM.

ROLL CALL

Present and constituting a quorum:

Councilman Gary Werner
Councilman Julian Martinez
Councilwoman Charlotte Leonard
Vice Mayor Greg Langowski
Mayor JohnPaul O'Connor

Also present:

Kenneth Cassel, City Manager
Donald J. Doody, Esq., City Attorney
Zoie Burgess, City Clerk
Jennifer Hankins, Deputy City Clerk

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.

Councilman Werner asked that Council change the format for the Public Hearing- Quasi-Judicial, reversing items to now be item B. SPR-2024-03 first, then item A. MSP-2024-01.

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

Motion by Council Werner to amend the order to now B then A, seconded by Vice Mayor Langowski.

UPON ROLL CALL:

Councilman Werner	YES
Councilman Martinez	YES
Councilwoman Leonard	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 agenda as amended.

Motion by Councilman Martinez to approve the agenda as amended, seconded by Vice Mayor Werner.

UPON ROLL CALL:

Councilman Martinez	YES
Councilwoman Leonard	YES
Vice Mayor Langowski	YES
Mayor O'Connor	YES
Councilman Werner	YES

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

PUBLIC COMMENTS

Public Comment – Mr. Ted Sarandis – 15780 Crestwind Place – Mr. Sarandis discussed the Mayor's leadership which has led him to run for Port of Palm Beach Commissioner Group 2.

PRESENTATIONS/PROCLAMATIONS

A. Proclamation 2024-13 - Hunger Action Month

Mayor O'Connor identified the Hunger Action Month Proclamation sponsored by Councilwoman Leonard and read item into record.

B. Florida League of Cities Certificate acknowledgement to Vice Mayor Greg Langowski - Completion of the Institute for Elected Municipal Officials Program

Mayor O'Connor identified the Institute for Elected Municipal Officials Certificate acknowledgement to Vice Mayor Greg Langowski sponsored by the Florida League of Cities and read item into 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. Financial Report - June 2024

B. Monthly Financial Report - July 2024

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

Motion by Councilman Martinez to approve the consent agenda, seconded by Councilman Werner.

UPON ROLL CALL:

Councilwoman Leonard	YES
Vice Mayor Langowski	YES
Mayor O'Connor	YES
Councilman Werner	YES
Councilman Martinez	YES

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

FIRST BUDGET HEARING

A. RESOLUTION 2024-16 - Approval of Tentative Millage Rate for Fiscal Year 2025

Submitted By: Finance

RESOLUTION 2024-16

A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, ADOPTING A TENTATIVE MILLAGE RATE OF _____ FOR THE CITY'S GENERAL OPERATING FUND FOR THE FISCAL YEAR BEGINNING ON OCTOBER 1, 2024, ENDING ON SEPTEMBER 30, 2025; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

Mayor O'Connor introduced the item.

Mr. Doody read the Resolution, by title only, into the record.

Mr. Doody asked to have presentation, then adoption of tentative millage rate then consideration of the Resolution.

Mayor O'Connor asked for presentations.

The City Manager states they have moved the proposed millage rate down from 4.95 down to 4.7 based on the last discussion. The City Manager discusses questions given to him and he wanted to clarify for the public.

Mayor O'Connor opened for council discussion.

Councilman Werner asks the City Manager how he arrives at the millage rate number.

The City Manager responds by stating the way you develop your budget is to develop your anticipated expenses then you look at your revenue sources. Whether it is your state fees, franchise fees or any other fees. After looking at your budget, you discover what is needed as a millage rate to fulfill and what the desires of the council. From there you will need to generate X dollars based upon the estimated value the county gives you based on all the properties within your district. Then you decide what millage you will need to receive to get that amount of revenue. Council looks at the budget and in this case, they decided they only wanted to put \$1 million dollars into reserves versus almost \$2 million dollars. This change reduced the millage rate lower than the 4.95 that was originally proposed.

Mayor O'Connor opened for public comment. No public comments.

The City Attorney asked for additional information for the roll back rate as well as the percentage if the 4.7 is adopted is less or greater than the rollback rates.

The City Manager states the general fund proposed mills is 4.7 mills and that it is greater than a rollback rate of 4.5649 mills. Stating that is 2.96% higher than the rollback rate.

Mr. Doody read the Resolution, by title only, into the record.

Mayor O'Connor called for a motion.

Motion by Councilman Werner to approve Resolution 2024-16, seconded by Councilwoman Leonard.

UPON ROLL CALL:

Vice Mayor Langowski	YES
Mayor O'Connor	YES
Councilman Werner	YES
Councilman Martinez	YES
Councilwoman Leonard	YES

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

Mr. Doody states to ensure compliance with the Florida statutes, please allow me to announce that there will be a public hearing held at 6:00 P.M. on the 11th day of September 2024. The lodge of Westlake Adventure Park being located at 5490 King Fisher Blvd, Westlake Florida. For the purposes of hearing objections or criticism of the tentative budget and tentative millage, the purpose for the meeting is to set a final millage rate.

B. RESOLUTION 2024-17 - Approval of Tentative Budget for Fiscal Year 2025

Submitted By: Finance

RESOLUTION 2024-17

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, ADOPTING A TENTATIVE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024 AND ENDING ON SEPTEMBER 30, 2025; DETERMINING AND FIXING THE AMOUNTS NECESSARY TO CARRY ON THE GOVERNMENT OF THE CITY FOR THE ENSUING YEAR; DETERMINING THE AMOUNT OF APPLICABLE FUNDS ON HAND; ESTIMATING RECEIPTS AND EXPENDITURES FOR ALL FUNDS, EXHIBIT "A"; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

Mayor O'Connor asked for presentations. No Presentations.

Mayor O'Connor opened for council discussions.

Councilman Werner asks question about the funds received going to the park improvements.

The City Manager states the funds are not apart of the current budget as the money was received during COVID, and that the funds were moved to SID.

Mayor O'Connor called for public comments. No public comments.

Mr. Doody read the Resolution, by title only, into the record.

Motion by Councilman Martinez Resolution 2024-17, seconded by Councilman Werner.

UPON ROLL CALL:

Mayor O'Connor	YES
Councilman Werner	YES
Councilman Martinez	YES
Councilwoman Leonard	YES
Vice Mayor Langowski	YES

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

Mr. Doody states to ensure compliance with the Florida statutes, please allow me to announce that there will be a public hearing held at 6:00 P.M. on the 11th day of September 2024. The Lodge of Westlake Adventure Park being located at 5490 King Fisher Blvd, Westlake Florida. For the purposes of hearing objections or criticism of the tentative budget and tentative millage, the purpose for the meeting is to set a final millage rate.

PUBLIC HEARING - QUASI-JUDICIAL

- A. (Originally B) SPR-2024-03:** The applicant is requesting site plan approval of a 1.3-acre site for a proposed 10,400 sq.ft. Commercial use building to be known as “Westlake Palms” located in Parcel F1, within the Westlake Landings development. **The applicant is also requesting two (2) Waivers as part of this application. Waiver (1) to eliminate two (2) 12’ x 35, loading zones requirement from Chapter 8, Article 8.7, Section 8, Table 8-4.; and Waiver (2) to eliminate one (1) terminal landscape island adjacent to a lift station as required in Chapter 4, Section 4.6,A),2).**

Submitted By: Planning and Zoning

Mayor O'Connor introduced item and asked for Mr. Doody to swear in witnesses.

Mr. Doody swore in all witnesses who would be providing testimony.

Mayor O'Connor asked for members to disclose any ex-parte communications. Members stated no. Mayor O'Connor called for presentations.

Planning & Zoning PowerPoint presented by Mr. Leon.

Applicant presentation, presented by Donaldson Hearing of Cotleur & Hearing on behalf of Westlake Palms, LLC.

Ms. Suzanne Dombrowski, the Engineer, gave clarity to the Council concerning measurements of pathways and sidewalks. She clarified that the eight feet wide pathways are to accommodate golf carts, and five feet sidewalks are for walking for pedestrians, not driven on by golf carts.

Mayor O'Connor called for a motion.

Motion by Councilman Werner for approval of SPR-2024-03 as recommended by staff and presented, with four conditions, the artwork conditions, the semi-truck conditions, the loading zone conditions and E-V Charging condition; seconded by Vice Mayor Langowski.

UPON ROLL CALL:

Councilman Werner	YES
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Councilman Martinez YES
Councilwoman Leonard 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 for the waivers.

Motion by Councilwoman Leonard to adopt the two waivers as part of the application for SPR-2024-03; seconded by Vice Mayor Langowski.

UPON ROLL CALL:

Councilman Martinez YES
Councilwoman Leonard YES
Vice Mayor Langowski YES
Mayor O'Connor YES
Councilman Werner YES

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

- B. (Originally A) MSP-2024-01:** The applicant is requesting approval of a Master Sign Plan for a commercial shopping center known as "Westlake Palms" located in Parcel F1, within the Westlake Landings development. Parcel F1 consists of 1.3 acres and will contain one (1) 10,400 square foot building. The subject application includes eight (8) waivers.

Submitted By: Planning and Zoning

Mayor O'Connor introduced item and Mr. Doody proceeded to swear in witnesses. Mr. Doody swore in all witnesses who would be providing testimony.

Mayor O'Connor asked for members to for any ex-parte regarding sign plans. Members responded no. Mayor O'Connor called for presentations.

Planning & Zoning PowerPoint presented by Mr. Leon.

Donaldson Hearing presented PowerPoint on behalf of Westlake Palms, LLC. Mayor O'Connor called for public comments, there being none, Mayor O'Connor called for a motion.

Motion by Councilman Martinez to approve MSP-2024-01 which includes the eight waivers, seconded by Councilman Werner.

UPON ROLL CALL:

Councilwoman Leonard YES
Vice Mayor Langowski YES
Mayor O'Connor YES
Councilman Werner YES
Councilman Martinez YES

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

PUBLIC HEARING

- A. RESOLUTION 2024- 20 - Residential Solid Waste Services Annual Special Assessment

Submitted By: City Attorney's Office

RESOLUTION 2024-20

A RESOLUTION OF THE CITY OF WESTLAKE, FLORIDA, RELATING TO THE PROVISION OF RESIDENTIAL SOLID WASTE SERVICES, IN THE CITY OF WESTLAKE, FLORIDA; APPROVING THE ASSESSMENT RATE FOR RESIDENTIAL SOLID WASTE SERVICES FOR THE FISCAL YEAR BEGINNING ON OCTOBER 1, 2024; IMPOSING A RESIDENTIAL SOLID WASTE SERVICES SPECIAL ASSESSMENT AGAINST ASSESSED PROPERTY LOCATED WITHIN THE CITY OF WESTLAKE FOR THE FISCAL YEAR BEGINNING ON OCTOBER 1, 2024; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING AN EFFECTIVE DATE.

Mayor O'Connor introduced the item.

Mr. Doody read the Resolution, by title only, into the record.

Mayor O'Connor called for Council comments and comments from the City Manager.

The City Manager stated that it is on 2,478 units and the rest are already prepaid for the rest of the year.

Mayor O'Connor reiterated that it is a 100% pass-through. The City Manager confirmed the pass-through stating it all goes towards paying the contractors for services rendered.

Mayor O'Connor called for Council comments, there being none, Mayor O'Connor called comments from the public.

Public Comment – Paul Farina -5694 Saint Armands Way – Mr. Farina asked about the missed deadline to increase the assessment last year and now playing catch up. He asked why the assessment wasn't broken up into paying monthly payments versus paying it all at one time. Mr. Farina also asked why pickup is scheduled for two days versus one day.

Public Comment – Audrey Johnson -5600 Sanibel Ln – Ms. Johnson asked about missed deadlines, she asked who is held accountable when something is missed. Ms. Johnson asked are the citizens the only individuals held accountable or is the Council held accountable.

Public Comment – Rick Musumeci -5389 Saint Vincent Ln – Mr. Musumeci asked about the monthly fee \$28 for trash pickup going to remain and when will the contract end. He also asked about bids.

Public Comment - Resident -15393 Goldfinch Circle – Resident asked does every city have waste management included in their taxes.

Public Comment – Alicia Torres -5847 Whipoorwill Circle – Ms. Torres asked about missing deadlines; asked were they paying any punitive damages. She confirmed that all they are doing is making up for the year they didn't get the increase notice. She stated she needed two days pickup for trash.

Public Comment – Ted Sarandis – 15780 Crestwind Place – Mr. Sarandis asked if there was an opportunity for the Council to negotiate with another entity or were we locked in with SWA.

Mayor O'Connor closed public comment and asked for a motion.

Motion by Vice Mayor Langowski to approve Resolution 2024-20 the Residential Solid Waste Services Annual Assessment, seconded by Councilwoman Leonard.

UPON ROLL CALL:

Vice Mayor Langowski	YES
Mayor O'Connor	YES
Councilman Werner	YES
Councilman Martinez	YES
Councilwoman Leonard	YES

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

NEW BUSINESS

- A. FIRST READING:** ORDINANCE 2024-03 – CHAPTER 8 ENTITLED “PARKING REGULATIONS” AMENDING SECTION 7 ENTITLED “RECREATIONAL VEHICLES, TRAILERS AND WATERCRAFT”

Submitted By: Planning and Zoning

ORDINANCE NO. 2024-03

AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, AMENDING THE CODE OF ORDINANCES BY SPECIFICALLY AMENDING CHAPTER 8 ENTITLED “PARKING REGULATIONS” BY SPECIFICALLY AMENDING SECTION 7 ENTITLED “RECREATIONAL VEHICLES, TRAILERS AND WATERCRAFT”; PROVIDING FOR DEFINITION OF TRAILERS; PROVIDING FOR PROHIBITION OF PARKING ON RIGHTS OF WAY; PROVIDING FOR THE DELETION OF ARTICLE 8.9 (E) RELATIVE TO ELECTRIC VEHICLE CHARGING STATIONS; PROVIDING FOR THE AMENDMENT TO TABLE 8-6 ENTITLED “REQUIRED OFF-STREET PARKING SPACES”; PROVIDING FOR CODIFICATION, PROVIDING FOR A CONFLICTS, PROVIDING FOR SEVERABILITY, AND PROVIDING AN EFFECTIVE DATE.

Mayor O'Connor introduced the item.

Mr. Doody read the Resolution, by title only, into the record.

Mayor O'Connor stated this item was heard and presented at the previous LPA meeting and recommended to adopt.

Mayor O'Connor called for Council comments, there being none, Mayor O'Connor called for a motion.

Motion by Councilman Martinez to approve Ordinances 2024-03, seconded by Councilwoman Leonard

UPON ROLL CALL:

Mayor O'Connor	YES
Councilman Werner	YES
Councilman Martinez	YES
Councilwoman Leonard	YES

Vice Mayor Langowski YES

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

CITY COUNCIL COMMENTS

A. Councilwoman Charlotte Leonard – No further comments.

B. Councilman Julian Martinez – Discussed the Westlake 5k has been planned and it is January 25th. Those looking to join sign up on the Westlake website. Already have first day sign-up and sponsors on board.

C. Councilman Gary Werner – No further comments.

D. Vice Mayor Greg Langowski – No further comments.

E. Mayor JohnPaul O'Connor – Mayor O'Connor thanked those attending the Council meeting for all the public comments.

REPORT – STAFF

Lieutenant Sowers of the Palm Beach County Sheriffs Office states they had 1,537 calls for service, of those 1,230 self-initiated business and residential checks. 110 self-initiated traffic stops and 197 calls for service, 90 written warnings, 17 verbal warnings, and 21 citations. There were three reported crimes. Currently working with the City Manager on some traffic hot spots.

REPORT - CITY ATTORNEY

No additional comments.

REPORT - CITY MANAGER

Mr. Cassel announced he will be serving on the Palm Beach County City Managers Association task force regarding the Master Transportation plan for the county. He stated there are fourteen communities on the Managers Association that will be gathering details and data to come back to the elected officials so they can set a policy to look at master transportation that suits the entire county.

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.

Public Comment – Paul Farina -5694 Saint Armands Way – Mr. Farina asked a question about Water's edge that turns onto Seminole Pratt; asked if there is any consideration about putting a light there.

Public Comment – Marcilio Passaglio -5408 Quiet Lake Pl – Mr. Passaglio referenced the kids spinning the bikes on the drive and next to driveways: asked City to look out for them.

Public Comment – Rick Musumeci -5389 Saint Vincent Ln – Mr. Musumeci asked about the two brawls at the basketball court and asked was anything done concerning the fights.

Public Comment – Marcilio Passaglio -5408 Quiet Lake Pl – Mr. Passaglio asked about the lights at the basketball courts. States he sells LED lights and his concern of the many lights that are out.

ADJOURNMENT

There being no further business, Mayor O'Connor adjourned the meeting at 8:07 PM.

Zoie P. Burgess, City Clerk

JohnPaul O'Connor, Mayor

File Attachments for Item:

E. Minutes_City Council Final Budget Hearing - 09.11.2024 DRAFT

CITY OF WESTLAKE



MINUTES

City Council Final Budget Hearing

Wednesday, September 11, 2024 at 6:00 PM

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

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

A final budget hearing of the City Council of the City of Westlake was held on Wednesday, September 11, 2024, at 6:00 PM., at The Lodge at Westlake Adventure Park, 5490 Kingfisher Blvd. Members of the public also attended the meeting through electronic means and accessed as follows:

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

Meeting ID: 2633 988 6890

Password: hello

2. Participants also dialed in using phone with the following number:

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

Meeting ID: 2633 988 6890

CALL TO ORDER

Mayor O'Connor called the City of Westlake Final Budget Hearing of Wednesday, September 11, 2024, to order at 6:00 PM

ROLL CALL

Present and constituting a quorum:

Councilman Gary Werner
Councilman Julian Martinez
Councilwoman Charlotte Leonard
Vice Mayor Greg Langowski
Mayor JohnPaul O'Connor

Also present:

Kenneth Cassel, City Manager
Sean M. Swartz, Esq., City Attorney
Zoie Burgess, City Clerk
Jennifer Hankins, Deputy City Clerk

PLEDGE OF ALLEGIANCE

Mayor O'Connor led the Pledge of Allegiance.

Mayor O'Connor took a moment of silence to acknowledge and remember 9-11.

ADDITIONS, DELETIONS, OR MODIFICATIONS, AND APPROVAL OF AGENDA

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

Mayor O'Connor called for a motion.

Motion by Councilman Martinez to approve the agenda as is, seconded by Councilman Werner.

UPON ROLL CALL:

Councilman Werner	YES
Councilman Martinez	YES
Councilwoman Leonard	YES
Vice Mayor Langowski	YES
Mayor O'Connor	YES

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

PUBLIC HEARING

A. RESOLUTION 2024-18 – Adoption of Final Millage Rate for Fiscal Year 2025

Submitted By: Finance

RESOLUTION 2024-18

A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, ADOPTING A FINAL MILLAGE RATE OF _____ FOR THE CITY'S GENERAL OPERATING FUND FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024 AND ENDING SEPTEMBER 30, 2025; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Mayor O'Connor introduced the item.

The City Manager stated the final millage rate is proposed to be 4.7. The rollback rate is 4.5649 with a 2.96% above the rollback rate.

Mayor O'Connor opened for council discussions, there being none, Mayor O'Connor called for public hearing.

No public comments.

Mr. Swartz asked that they adopt the millage rate.

Mayor O'Connor called for a motion to adopt the millage rate.

Motion by Councilman Martinez to adopt the millage rate, seconded by Councilman Werner.

UPON ROLL CALL:

Councilman Martinez	YES
Councilwoman Leonard	YES
Vice Mayor Langowski	YES
Mayor O'Connor	YES
Councilman Werner	YES

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

Mr. Swartz read the Resolution, by title only, into the record.

Motion by Councilman Martinez to approve Resolution 2024-18, seconded by Councilwoman Leonard.

UPON ROLL CALL:

Councilwoman Leonard	YES
Vice Mayor Langowski	YES
Mayor O'Connor	YES
Councilman Werner	YES
Councilman Martinez	YES

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

B. RESOLUTION 2024-19 - Adoption of Final Budget for Fiscal Year 2025

Submitted By: Finance

RESOLUTION 2024-19

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, ADOPTING A FINAL BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024 AND ENDING SEPTEMBER 30, 2025; DETERMINING AND FIXING THE AMOUNTS NECESSARY TO CARRY ON THE GOVERNMENT OF THE CITY FOR THE ENSUING YEAR; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Mayor O'Connor introduced the item.

The City Manager states there have been no changes since the last meeting in the budget that was presented.

Mayor O'Connor opened for council discussions, there being none, Mayor O'Connor calls for public hearing.

No public comments.

Motion by Councilman Martinez to approve Resolution 2024-19, seconded by Councilwoman Leonard.

UPON ROLL CALL:

Vice Mayor Langowski	YES
Mayor O'Connor	YES
Councilman Werner	YES
Councilman Martinez	YES
Councilwoman Leonard	YES

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

Mr. Swartz read the Resolution, by title only, into the record.

PUBLIC COMMENTS AND REQUESTS

No public comments.

ADJOURNMENT

There being no further business, Mayor O'Connor adjourned the meeting at 6:06 PM.

Zoie P. Burgess, City Clerk

JohnPaul O'Connor, Mayor

File Attachments for Item:

A. SECOND READING: Ordinance 2024-03 – CHAPTER 8 ENTITLED “PARKING REGULATIONS” AMENDING SECTION 7 ENTITLED “RECREATIONAL VEHICLES, TRAILERS AND WATERCRAFT”

Submitted By: Planning and Zoning

ORDINANCE NO. 2024-03

AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, AMENDING THE CODE OF ORDINANCES BY SPECIFICALLY AMENDING CHAPTER 8 ENTITLED “PARKING REGULATIONS” BY SPECIFICALLY AMENDING SECTION 7 ENTITLED “RECREATIONAL VEHICLES, TRAILERS AND WATERCRAFT”; PROVIDING FOR DEFINITION OF TRAILERS; PROVIDING FOR PROHIBITION OF PARKING ON RIGHTS OF WAY; PROVIDING FOR THE DELETION OF ARTICLE 8.9 (E) RELATIVE TO ELECTRIC VEHICLE CHARGING STATIONS; PROVIDING FOR THE AMENDMENT TO TABLE 8-6 ENTITLED “REQUIRED OFF-STREET PARKING SPACES”; PROVIDING FOR CODIFICATION, PROVIDING FOR A CONFLICTS, PROVIDING FOR SEVERABILITY, AND PROVIDING AN EFFECTIVE DATE.



Meeting Agenda Item Coversheet

MEETING DATE:		10/1/2024	Submitted By: Planning and Zoning	
SUBJECT: <i>This will be the name of the Item as it will appear on the Agenda</i>		SECOND READING: Ordinance 2024-03 – CHAPTER 8 ENTITLED “PARKING REGULATIONS” AMENDING SECTION 7 ENTITLED “RECREATIONAL VEHICLES, TRAILERS AND WATERCRAFT”		
STAFF RECOMMENDATION: (MOTION READY)		Motion to ADOPT Ordinance 2024-03 – CHAPTER 8 ENTITLED “PARKING REGULATIONS” AMENDING SECTION 7 ENTITLED “RECREATIONAL VEHICLES, TRAILERS AND WATERCRAFT”		
SUMMARY and/or JUSTIFICATION:		This Ordinance amends Chapter 8 providing for definition of trailers; providing prohibition of parking on right of way; providing for the deletion of Article 8.9 (E) relative to electric vehicle charging stations; providing for the amendment to Table 8-6 entitled “Required Off-Street Parking Spaces”.		
SELECT, if applicable	AGREEMENT:		BUDGET:	
	STAFF REPORT:		PROCLAMATION:	
	EXHIBIT(S):	X	OTHER:	
IDENTIFY EACH ATTACHMENT. <i>For example, an agreement may have 2 exhibits, identify the agreement and Exhibit A and Exhibit B</i>		Exhibit A: Ordinance 2024-03 – CHAPTER 8 ENTITLED “PARKING REGULATIONS” AMENDING SECTION 7 ENTITLED “RECREATIONAL VEHICLES, TRAILERS AND WATERCRAFT”		
SELECT, if applicable		RESOLUTION:		ORDINANCE: 2024-03 X
IDENTIFY FULL RESOLUTION OR ORDINANCE TITLE <i>(if Item is <u>not</u> a Resolution or Ordinance, please erase all default text from this field’s textbox and leave blank) <u>Please keep text indented.</u></i>		<p style="text-align: center;">ORDINANCE NO. 2024-03</p> <p>AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, AMENDING THE CODE OF ORDINANCES BY SPECIFICALLY AMENDING CHAPTER 8 ENTITLED “PARKING REGULATIONS” BY SPECIFICALLY AMENDING SECTION 7 ENTITLED “RECREATIONAL VEHICLES, TRAILERS AND WATERCRAFT”; PROVIDING FOR DEFINITION OF TRAILERS; PROVIDING FOR PROHIBITION OF PARKING ON RIGHTS OF WAY; PROVIDING FOR THE DELETION OF ARTICLE 8.9 (E) RELATIVE TO ELECTRIC VEHICLE CHARGING STATIONS; PROVIDING FOR THE AMENDMENT TO TABLE 8-6 ENTITLED “REQUIRED OFF-STREET PARKING SPACES”; PROVIDING FOR CODIFICATION, PROVIDING FOR A CONFLICTS, PROVIDING FOR SEVERABILITY, AND PROVIDING AN EFFECTIVE DATE.</p>		
FISCAL IMPACT (if any):				\$

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ORDINANCE NO. 2024-03

AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, AMENDING THE CODE OF ORDINANCES BY SPECIFICALLY AMENDING CHAPTER 8 ENTITLED “PARKING REGULATIONS” BY SPECIFICALLY AMENDING SECTION 7 ENTITLED “RECREATIONAL VEHICLES, TRAILERS AND WATERCRAFT”; PROVIDING FOR DEFINITION OF TRAILERS; PROVIDING FOR PROHIBITION OF PARKING ON RIGHTS OF WAY; PROVIDING FOR THE DELETION OF ARTICLE 8.9 (E) RELATIVE TO ELECTRIC VEHICLE CHARGING STATIONS; PROVIDING FOR THE AMENDMENT TO TABLE 8-6 ENTITLED “REQUIRED OFF-STREET PARKING SPACES”; PROVIDING FOR CODIFICATION, PROVIDING FOR A CONFLICTS, PROVIDING FOR SEVERABILITY, AND PROVIDING AN EFFECTIVE DATE.

Whereas, the purpose and intent of the off-street parking and loading standards in the City of Westlake Land Development Regulations is to ensure that adequate parking is provided to meet the parking needs of all uses located within the City of Westlake; and

Whereas, the parking code provides standards and requirements for parking both on-site and off- site, loading requirements and stacking requirements for parking facilities based upon the density and intensity of residential and non-residential use; and

Whereas, the parking code provides requirements for pedestrian circulation, lighting standards within parking lots, and standards for reduced and shared parking requirements for new or expanded uses; and

Whereas, the Local Planning Agency has conducted a hearing on September 3, 2024, and made a recommendation to the City Council with respect to the adoption of the parking regulations ordinance; and

Whereas, the City Council has conducted a public hearing on October 1, 2024 wherein it considered the recommendation of the Local Planning Agency Board, the City staff and comments from the public into consideration and has determined that the adoption of this parking regulations ordinance is in the best interest of the public safety and welfare of the City of Westlake; and

NOW, THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY FOR THE CITY OF WESTLAKE, FLORIDA, AS FOLLOWS:

SECTION 1. Recitals. The foregoing recitals are confirmed, adopted and incorporated herein and made a part hereof by this reference.

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1 **SECTION 2.** The City Council hereby amends the City’s Code of Ordinances by
2 specifically amending Chapter 8 Entitled “Parking Regulations” by specifically amending
3 Section 7 entitled “Recreational Vehicles, Trailers and Watercraft”:

4 **Section 7. Recreational Vehicles, Trailers and Watercraft**

5 (1) **Applicability.** This section shall not be read to prohibit the
6 storage of trailers, recreational vehicles, watercraft, or similar vehicles in
7 either a) commercial storage facilities, or b) commercial or retail facilities
8 displaying trailers, recreational vehicles, watercraft, or similar vehicles
9 within a designated area pursuant to an approved site plan.

10 (2) **Storage.** Recreational vehicles, trailers (shall mean any vehicle
11 with or without motive power, designed for carrying persons or property
12 and for being drawn by a motor vehicle.), and watercraft shall be stored in
13 a fully-enclosed garage facility.

14 (3) **Loading and unloading.** An RV or watercraft may be permitted
15 in the front yard of a lot for one 24-hour period to permit loading or
16 unloading. This period may be extended by the Planning and Zoning
17 Director.

18 (4) **Residential use prohibited.** Under no circumstances shall an
19 RV or watercraft, parked or stored pursuant to this subdivision, be used
20 for temporary or permanent residential purposes, including living,
21 sleeping, or other similar occupancy, or storage in any manner.

22 (5) **Watercraft and trailers.** For the purposes of this subdivision,
23 when a watercraft is parked, stored, or resting on a trailer or similar device
24 used or intended for storage or transportation, the watercraft and the trailer
25 shall be considered a single unit and subject to the regulations and
26 restrictions applicable to a watercraft.

27 (6) **Parking on rights-of-way.** The parking, standing or stopping of
28 a watercraft; RV; swamp buggies; bus; truck with a gross vehicle weight
29 rating in excess of ten thousand (10,000) pounds, or rated over one (1) ton,
30 or height in excess of seven (7) feet including any load, bed or box, or
31 length in excess of twenty-two (22) feet; truck tractor; trailer; semi-trailer;
32 pole trailer; step-van; commercial vehicle; recreational vehicle; or
33 construction and industrial equipment for a period exceeding one (1) hour
34 in any twenty-four-hour period is prohibited on all public streets, all alleys,
35 bike lanes, and rights-of-way therewith located within the city.

36 (a) The prohibitions shall not apply to motor vehicles which
37 are temporarily parked for the purpose of loading and
38 unloading materials or equipment or making service

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- 1 calls, however, the duration of such temporary parking
- 2 shall not exceed four (4) hours in any twenty-four-hour
- 3 period.
- 4 (b) The prohibitions shall not apply to motor vehicles which
- 5 have become disabled; however, the duration of such
- 6 temporary parking shall not exceed four (4) hours after
- 7 which the vehicle must be removed by wrecker towing if
- 8 necessary, regardless of the nature of the emergency.
- 9 (c) The parking of non-prohibited vehicles shall be done in
- 10 a safe manner so as not to cause hazards such as
- 11 encroachment on sidewalks, obstruction of visibility to
- 12 motorists utilizing the roadway, or in general affecting
- 13 the ability of motorists to safely use the roadway. The
- 14 parking of non-prohibited vehicles shall not obstruct
- 15 driveways or impede the ability of the abutting property
- 16 owner to maintain the right-of-way strip.
- 17 (d) No person shall park a vehicle upon any right-of-way for
- 18 the purpose of advertising any place of business or
- 19 service, displaying the vehicle for sale, repairing the
- 20 vehicle except repairs necessary for meeting an
- 21 emergency, or selling merchandise from the vehicle,
- 22 except when authorized or licensed under the Code or
- 23 other ordinances of the city.
- 24 (e) Parking on swales. It shall be unlawful to stop, park or
- 25 drive a motor vehicle upon the unpaved portion of the
- 26 street right-of-way or swale area within the city.
- 27

28 **ARTICLE 8.9** **Number of Parking Spaces Required**

29
30 Section 1: General Provisions

31 A) Miscellaneous Uses. For any use not listed in Table 8-6, Required Off-street Parking
32 Spaces, the planning and zoning director shall determine off-street parking requirements
33 based on uses with similar characteristics.

34
35 B) Required spaces. The number of off-street parking spaces required for individual uses
36 is established in Table 8-6. The standards established in this section provide the
37 minimum vehicular parking requirements for the various uses as classified. As indicated
38 in Table 8-6, the planning and zoning director may request additional information to
39 demonstrate compliance with overall parking demand.

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2 C) Mixed uses. For mixed use projects approved by the city council with a specific
3 percentage of individual uses, total off-street parking requirements shall be calculated
4 based upon the requirements applicable to each individual use. For commercial shopping
5 centers or other centers which may provide a variety of mixed uses, the parking
6 requirements for a shopping center shall apply.

7
8 D) Parking Deviation(s). Deviation(s) from the provisions of this Chapter may be
9 permitted for government facilities within the Downtown Mixed Use and Civic Zoning
10 Districts, subject to approval by the City Council utilizing the following standards:

11 (1) The proposed deviation(s) maintains compatibility with
12 the uses and character of land surrounding and in the vicinity of the land proposed for
13 development;

14 (2) Adverse effects on adjacent uses and lands, including
15 but not limited to visual impact, are determined to be minimal or otherwise negligible
16 upon review and consideration of surrounding lands, uses, zoning, Future Land Use
17 (FLU), character, or other pre-existing conditions;

18 (3) Special or unique circumstances or factors exist that are
19 applicable to the proposed use, structure, feature, or land proposed for development;

20
21 (4) The proposed deviation(s) allows for reasonable or
22 practical use of the land proposed for development;

23 (5) Approval of the deviation(s) is consistent with the
24 purpose, goals, policies, and objectives of the Comprehensive Plan and these Land
25 Development Regulations; and,

26 (6) Approval of the deviation(s) is not injurious to the
27 surrounding area or otherwise detrimental to public health, safety, and general welfare.
28

29 ~~E) Electric Vehicle Charging Stations. Each Electric Vehicle Charging Parking Space~~
30 ~~(EVCPS) shall be marked by a sign designating the parking space as an EVCPS~~
31 ~~parking space, in accordance with the Manual on Uniform Traffic Control Devices~~
32 ~~(MUTCD) of the Federal Highway Administration for electric vehicles.~~

33 ~~(1) For multi-family residential developments, Electric Vehicle Charging~~
34 ~~Parking Space(s) (EVCPS) are permitted by right.~~

35 ~~(2) Non-residential developments shall have a minimum of one (1) space~~
36 ~~or 2% of the total required parking spaces (whichever is greater)~~
37 ~~designated as EVCPS, up to a maximum of 20 spaces or up to 10% of~~
38 ~~the total required parking spaces (whichever is greater).~~

39 ~~(3) In order to qualify as an EVCPS, the parking space must have a~~

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- 1 ~~Level 2 or higher electric vehicle charger.~~
- 2 ~~(4) By right, any space in any residential or non-residential development~~
- 3 ~~may be developed with the electrical and other infrastructure~~
- 4 ~~necessary to support an electric vehicle charger, whether or not such~~
- 5 ~~charger is installed.~~
- 6 ~~(5) All EVCPSs shall count towards parking space requirements.~~
- 7 ~~Vehicles that are not capable of charging by using the EVCPS are~~
- 8 ~~prohibited from parking in these space. The parking space must have~~
- 9 ~~a Level 2 or higher electric vehicle charger.~~
- 10 ~~(6) EVCPSs shall be painted green or shall be marked by green painted~~
- 11 ~~lines or curbs.~~

12

13 **SECTION 3.** Providing for the amendment to Table 8-6 entitled “Required Off-Street
14 Parking Spaces” amended as follows:

15 **TABLE 8-6: REQUIRED OFF-STREET PARKING SPACES**

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Recreation, Commercial-Indoor	To be determined <u>1 space per 360 square feet</u>
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18 **SECTION 4.** Codification. It is the intention of the City Council of the City of Westlake that
19 the provisions of this Ordinance shall become and be made a part of the Code of Ordinances of
20 the City of Westlake, Florida, and that the Sections of this Ordinance may be renumbered, re-
21 lettered and the word “Ordinance” may be changed to “Section,” “Article” or such other word
22 or phrase in order to accomplish such intention.

23

24 **SECTION 5.** Conflicts. All ordinances or parts of ordinances, resolutions or parts of resolutions
25 which are in conflict herewith, are hereby repealed to the extent of such conflict.

26

27 **SECTION 6.** Severability. Should the provisions of this ordinance be declared to be severable
28 and if any section, sentence, clause or phrase of this ordinance shall for any reason be held to be
29 invalid or unconstitutional, such decision shall not affect the validity of the remaining sections,
30 sentences, clauses, and phrases of this ordinance but they shall remain in effect, it being the
31 legislative intent that this ordinance shall remain notwithstanding the invalidity of any part.

32

33 **SECTION 7.** Effective Date. This ordinance shall be effective upon adoption on second
34 reading.

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36 **PASSED** this _____ day of _____, 2024, on first reading.

37 **PASSED AND ADOPTED** this _____ day of _____, 2024, on second reading.

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1st Reading _____
2nd Reading _____

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City of Westlake

JohnPaul O'Connor, Mayor

G. Langowski _____
G. Werner _____
J. Martinez _____
C. Leonard _____
J.P. O'Connor _____

ATTEST:

Zoie Burgess, City Clerk

APPROVED AS TO LEGAL FORM:

CITY ATTORNEY