

CITY OF WESTLAKE



AGENDA

Local Planning Agency Meeting

Tuesday, December 06, 2022, at 5:30 PM

Westlake Council Chamber
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, City Clerk
Donald J. Doody, Esq., City Attorney
Nilsa Zacarias, Planning and Zoning Director

[TENTATIVE: SUBJECT TO REVISION]

This is a Public Meeting and members of the public may attend in-person; however, the option to attend and participate via Communications Media Technology is available via the Cisco WebEx Platform and may be 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: 2633 230 6347

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: 2633 230 6347

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>

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

ADDITIONS, DELETIONS OR MODIFICATIONS, AND APPROVAL OF AGENDA

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 - 11.01.2022 DRAFT

PUBLIC HEARING

- [A.](#) Ordinance 2022-15 – Temporary Structures and Uses.

Submitted By: Planning and Zoning

ORDINANCE NO. 2022-15

AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, AMENDING THE CITY'S CODE OF ORDINANCES BY CREATING ARTICLE _____ ENTITLED "TEMPORARY STRUCTURES AND USES"; PROVIDING FOR THE REGULATION OF TEMPORARY STRUCTURES AND USES; PROVIDING FOR THE ESTABLISHMENT OF A MATRIX FOR TEMPORARY STRUCTURES AND TEMPORARY USES; PROVIDING FOR THE REGULATION OF SALE MODELS; PROVIDING FOR THE REGULATION OF TEMPORARY CONSTRUCTION TRAILERS AND PORTABLE STORAGE UNITS; PROVIDING FOR CODIFICATION; PROVIDING FOR A CONFLICTS CLAUSE; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

ADJOURNMENT

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: December 1, 2022

CITY OF WESTLAKE



MINUTES

Local Planning Agency Meeting

Tuesday, November 01, 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, November 1, 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: 2632 295 3645

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: 2632 295 3645

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, November 1, 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

Also present:

- Kenneth Cassel, City Manager
- Zoie P. Burgess, CMC City Clerk
- Donald Doody, Esq. City Attorney
- Nilsa Zacarias, Planning and Zoning Director

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 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).

CONSENT AGENDA

A. Minutes_Local Planning Agency Meeting 09.06.2022 – DRAFT

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

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

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).

PUBLIC HEARING

A. Ordinance 2022-14 – Chapter 6 Sign Code Amendment

Submitted By: Planning and Zoning

ORDINANCE NO. 2022-14

AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, AMENDING THE CITY’S SIGN CODE; PROVIDING FOR A MANDATORY SIGNAGE DESIGN WITHIN THE CITY OF WESTLAKE; PROVIDING FOR PURPOSE AND INTENT; PROVIDING FOR DEFINITIONS; PROVIDING FOR AN AMENDMENT TO MAX SIGN FACES AS IDENTIFIED IN TABLE 6-1 ENTITLED RESIDENTIAL POD ENTRY MONUMENT; PROVIDING FOR AN AMENDMENT TO ADDITIONAL REQUIREMENTS AS IDENTIFIED IN TABLE 6-1 PUBLIC ROW SIGN LOCATION; PROVIDING FOR AN AMENDMENT TO MAX SIZE OF COPY AREA AS IDENTIFIED IN TABLE 6-1 ENTITLED WALL SIGN FOR GROUND FLOOR USES WITH SEPARATE ENTRANCES AT GROUND LEVEL; PROVIDING FOR CODIFICATION, PROVIDING FOR A CONFLICTS CLAUSE, PROVIDING FOR SEVERABILITY, AND PROVIDING AN EFFECTIVE DATE.

Mayor O'Connor Connor introduced item.

Mr. Leon presented a PowerPoint presentation to request amendment of the city’s sign code. Current code has not changed since adoption. Code allows for one face for monumental entrances. Mr. Leon noted that applicant is requesting one monument with two faces for the entrance of two communities. Mr. Leon also discussed wall signage for ground floor uses with separate entrances at ground level. Mr. Leon also discussed clarification of code on location of the monument sign.

Mr. Doody read Ordinance 2022-14, by title only, into the record.

Mayor O'Connor called for public comments.

Ms. Burgess noted there were no comment cards, however, Mr. Carter stood up to make a public comment.

Public comment: John Carter, Senior Vice President of Minto PBLH, LLC - 16604 Town Center Parkway N. – Mr. Carter requested slide three from Mr. Leon’s presentation be displayed again. Mr. Carter discussed the site plan and stated there are two new communities, “The Oaks” and “The Pines.” Mr. Carter explained it’s a new and unique plot entrance for the City. Mr. Carter further explained it will be a shared entry for two the communities. Mr. Carter noted, the current code only allows one community name per sign. Mr. Carter explained the sign is the same format as other signs in the city, the difference will be the display of two separate pods.

Mayor O'Connor called for council comments.

Councilwoman Leonard asked if the communities would have two separate gates.

Mr. Cassel explained each community will have their own gates after the common entrance.

Mr. Carter stated the entrances will have enough space for bus shelters and school buses. Residents will also have golf cart access within the gates.

Ms. Burgess gave the virtual audience a moment to comment.

There being no further comments, Mayor O'Connor called for a motion to recommend approval of Ordinance 2022-14.

Motion by Vice Mayor Langowski to recommend approval to City Council for Ordinance 2022-14, 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).

ADJOURNMENT

There being no further business, Mayor O'Connor adjourned the meeting at 5:43 PM.

Zoie P. Burgess, City Clerk

JohnPaul O'Connor, Mayor



Meeting Agenda Item Coversheet

MEETING DATE:		12/6/22	Submitted By: Planning and Zoning	
SUBJECT: <i>This will be the name of the Item as it will appear on the Agenda</i>		Ordinance 2022-XX – Temporary Structures and Uses.		
STAFF RECOMMENDATION: (MOTION READY)		Motion to recommend approval of Ordinance 2022-XX “Temporary Structures and Uses”.		
SUMMARY and/or JUSTIFICATION:		This Ordinance establishes provisions for temporary structures and uses. Provides regulations of sale models, temporary constructions trailers and portable storage units. Establishes a matrix for temporary structures and temporary uses.		
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 2022-xx: Temporary Structures and Uses.			
SELECT, if applicable	RESOLUTION:		ORDINANCE: 2022-XX	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)</i> <u>Please keep text indented.</u>	<p style="text-align: center;">ORDINANCE NO. 2022-_____</p> <p>AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, AMENDING THE CITY’S CODE OF ORDINANCES BY CREATING ARTICLE _____ ENTITLED “TEMPORARY STRUCTURES AND USES”; PROVIDING FOR THE REGULATION OF TEMPORARY STRUCTURES AND USES; PROVIDING FOR THE ESTABLISHMENT OF A MATRIX FOR TEMPORARY STRUCTURES AND TEMPORARY USES; PROVIDING FOR THE REGULATION OF SALE MODELS; PROVIDING FOR THE REGULATION OF TEMPORARY CONSTRUCTION TRAILERS AND PORTABLE STORAGE UNITS; PROVIDING FOR CODIFICATION; PROVIDING FOR A CONFLICTS CLAUSE; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.</p>			
FISCAL IMPACT (if any):				\$

- 1 **(b) Application Review and Approval.** An application for temporary use shall
2 be submitted and reviewed in conformance with the procedures contained
3 in these LDRs. Notice and public hearing requirements shall not apply to
4 Temporary Permits. Temporary Permits application forms, along with all
5 established and required fees, documents, and plans, shall be submitted to
6 the Planning and Zoning department and Building department. All tax-
7 exempt organizations who qualify under section 501 of the Internal
8 Revenue Code are exempt from payment of the Temporary Permit fee.
- 9 **(c) Duration.** Unless otherwise provided below, permits for temporary
10 structures shall be limited as to time of service, but generally shall not be
11 permitted for more than six (6) months. The City Manager is authorized to
12 grant extensions for demonstrated cause.
- 13 **(d) Construction and Site Requirements.**
- 14 a. Temporary structures shall conform to the applicable structural
15 strength, fire safety, means of egress, accessibility, light, ventilation,
16 electrical, and sanitary requirements of the Florida Building Code
17 provisions governing temporary structures. A building permit or
18 temporary certificate of occupancy may be required, as determined
19 by the Building Official, before any structure used in conjunction with
20 the temporary use is constructed or modified. Adequate on-site solid
21 waste containers may be required.
- 22 b. The City Manager is authorized to give permission to temporarily
23 permit the supply and use of power for the construction and function
24 of temporary structures and uses, consistent with any requirements
25 specified for temporary lighting, heat or power in Chapter 27 of the
26 Florida Building Code, as reasonably interpreted by the Building
27 Official.
- 28 **(e) Use Compatibility:** The temporary use must be compatible with the
29 purpose and intent of the LDRs and the zoning district in which it will be
30 located. The temporary use shall not impair the normal, safe, and effective
31 operation of a permanent use on the same site. The temporary use shall not
32 endanger or be materially detrimental to the public health, safety, or welfare
33 or injurious to property or improvements in the immediate vicinity of the
34 temporary use, given the nature of the activity, its location on the site, and
35 its relationship to parking and access points.
- 36 **(f) Cessation.** Upon cessation of the temporary use, any structure associated
37 with the temporary use shall be promptly removed and the site shall be

- 1 returned to its previous condition, including the removal of all trash, debris,
 2 signage, or other evidence of the temporary use.
- 3 **(g) Traffic Circulation:** The temporary use shall not cause undue traffic
 4 congestion or accident potential as determined by the City Engineer, given
 5 anticipated attendance and the design of adjacent streets, intersections and
 6 traffic controls. If off-site parking is to be utilized, permission must be in
 7 writing from the subject property owner who must demonstrate that the
 8 parking requirement of the temporary use does not cause the permanent
 9 loss of legally required parking spaces for the site.
- 10 **(h) Nuisance and Revocation.** Any temporary structure or use that becomes a
 11 nuisance, violates the conditions of the permit, endangers the public health
 12 or safety, is not maintained in accordance with this Chapter, poses an
 13 immediate threat to public health, safety, or welfare shall be immediately
 14 subject to revocation by the City Manager. The City Manager may revoke a
 15 temporary use permit if it is determined that the applicant has
 16 misrepresented any material fact on the application or any supporting
 17 materials, or the operation of the temporary use violates any statute, law,
 18 ordinance or regulation.

19 **Section 2. Permitted Temporary Uses and Structures.**

20 **Table X.X Temporary Structures and Use Permit Matrix**

<u>Table X.X</u>				
<u>Temporary Uses and Structures:</u>	<u>Permit</u>	<u>Review Dept.</u>	<u>Duration¹</u>	<u>Number of Permits/Year²</u>
<u>Sales Models</u>	<u>Y</u>	<u>Planning & Zoning and Building</u>	<u>See Note 5</u>	<u>N/A</u>
<u>Sales and Management office</u>	<u>Y</u>	<u>Planning & Zoning and Building</u>	<u>See Note 5</u>	<u>N/A</u>
<u>Temporary Emergency Structure</u>	<u>N</u>	<u>Planning & Zoning and Building</u>	<u>N/A</u>	<u>N/A</u>
<u>Tents Accessory to Non-residential uses⁶</u>	<u>Y</u>	<u>Planning & Zoning and Building</u>	<u>90 Days</u>	<u>4/year</u>
<u>Temporary Construction trailer</u>	<u>Y</u>	<u>Planning & Zoning and Building</u>	<u>See Note 3</u>	<u>N/A</u>

<u>Portable Storage Units (PSUs)</u>	<u>Y</u>	<u>Planning & Zoning and Building</u>	<u>14 calendar days</u>	<u>2/year</u>
<u>Temporary Signs</u>	<u>Y</u>	<u>Planning & Zoning and Building</u>	<u>See Note 4</u>	<u>2/year</u>
Notes:				
<u>1. Duration is defined as consecutive calendar days.</u>				
<u>2. Each permit or extension requires a separate payment.</u>				
<u>3. Construction and sales trailers may be permitted for the duration of construction activities.</u>				
<u>4. Temporary Signs are defined in the LDRs and are regulated by Section 6.35.</u>				
<u>5. Use shall be temporary and shall expire upon the issuance of the last Certificate of Occupancy of any developments using the models within City boundaries.</u>				
<u>6. These requirements do not apply to tents permitted under the Special Events Ordinance (2022-03).</u>				

1

2 (a) **Sales Models.** A builder, contractor, or developer may use any
3 building within any zoning district as a sales model. Sales models shall be clearly
4 depicted on the development site plan. Use of a building as a sales model is
5 contingent upon issuance of a certificate of occupancy and compliance with this
6 section. A building shall be used as a sales model primarily for the purpose of the
7 sale of similar buildings and land sites by the builder, contractor, or developer. The
8 sales model may be used as a construction office or general office. Construction
9 equipment or maintenance equipment shall not be parked or stored temporarily in
10 a location outside the Sales Model that is visible from the public rights of way or
11 adjacent properties unless appropriately screened. The City Manager may review
12 periodically and in the event of non-compliance with this Chapter or expiration,
13 shall provide a 30 day notice to applicant if permit is subject to closure. The permit
14 holder may submit information to the City Manager within that 30 days after
15 receipt of such notice to show evidence of compliance and that use is consistent
16 with this section and may appeal a decision to close a permit to the City Council.
17 Residential sales models may be sold as residences after their temporary use as a
18 sales model has expired.

19 (b) **Sales and Management Office.** Use of a sales and/or management
20 office shall be limited to on-site office work with no overnight habitation.

21 (c) **Temporary Emergency Structure.** This section is intended to allow
22 placement or erection of temporary structures that address immediate public

1 needs including but not limited to temporary fire stations, hurricane shelters, utility
 2 facilities and other similar public facilities.

3 a. **Determination of Public Emergency.** The City Manager may
 4 authorize in any district the issuance of a building permit for a
 5 temporary structure upon determination that a public emergency
 6 exists or an overwhelming public purpose is served by the
 7 temporary permit.

8 (d) **Tents accessory to non-residential use.** A tent not part of a Special
 9 Event Permit, may be used as a temporary structure for non-residential purposes
 10 accessory to the principal use subject to the Planning and Zoning Director's
 11 approval as a special use and the standards contained in this subsection.

12 a. **Frequency.** The use of the tent and the proposed non-residential use
 13 or event shall not exceed four times per calendar year, at any given
 14 parcel.

15 b. **Duration.** The tent may be used for a maximum period of ninety (90)
 16 days provided that an additional thirty-day administrative
 17 extension may be approved subject to the Planning and Zoning
 18 Director's finding that the tent and use continue to meet all the
 19 applicable requirements of these LDRs and the Building Code, and
 20 the tent and use is in harmony with the surrounding area.

21 c. **On-Site Location.** The tent shall be located on the lot so that it does
 22 not adversely interfere with on-site circulation and shall not be
 23 located in any required parking space(s). All setback requirements
 24 of the underlying district shall be met.

25 d. **Access.** The primary access for the use shall not cause traffic to flow
 26 through nearby residential areas. Back-out parking directly onto a
 27 public street shall be prohibited.

28 (e) **Temporary Construction Trailer.** Temporary construction trailers,
 29 temporary structures, vehicles and attendant parking and storage areas are
 30 permitted subject to the requirements below.

31 1. Use of this facility shall be limited to storage and on-site office work
 32 with no overnight habitation.

33 2. Condition. Trailers, temporary structures, or vehicles used for
 34 construction offices on a construction site or in a subdivision shall only
 35 be permitted during the period of construction and only after a building
 36 permit for the construction job has been issued.

- 1 3. Duration. The construction trailer, temporary structures, or vehicles
- 2 used for construction offices remain on site only for the duration of the
- 3 permitting and building of the construction project.
- 4 4. Location. The construction trailer, temporary structures, vehicles and
- 5 attendant parking and storage areas be located on site so as not to
- 6 interfere with safe ingress and egress to developed areas or areas under
- 7 construction. All temporary structures and construction trailers shall be
- 8 located on the site adhering to the setback requirements as required by
- 9 the applicable zoning district, unless such setbacks cannot be met due to
- 10 special conditions or circumstances.
- 11 5. Removal. The construction trailer, temporary structures, vehicles and
- 12 attendant parking and storage areas be removed if construction ceases
- 13 for more than five (5) months unless it can be demonstrated that
- 14 construction will proceed within thirty (30) days from notice from the
- 15 City.
- 16 6. Certificate of occupancy. The construction trailer, temporary
- 17 structures, vehicles and attendant parking and storage areas be removed
- 18 no later than thirty (30) days after the final certificate of occupancy for
- 19 the construction project is issued.
- 20 7. Abandonment. Abandoned trailers, temporary structures, vehicles
- 21 and attendant parking and storage areas shall not be permitted on
- 22 the site.
- 23 8. Unsafe structure. If all building permits for the construction project
- 24 have expired, and no further permits have been issued for six (6)
- 25 months, the trailer shall be removed from the property immediately.
- 26 Upon notice from the City any trailers, temporary structures, vehicles
- 27 and attendant parking and storage areas which have been abandoned
- 28 under these provisions shall be considered an unsafe structure and shall
- 29 be abated pursuant to the City Building Code.

30 (f) **Portable storage units (PSUs)** shall be allowed in all residential zoning
 31 **districts and in residential areas in mixed use zoning districts so long as the**
 32 **following conditions are met:**

- 33 1. PSUs must be placed on driveways or approved parking areas;
- 34 and
- 35 2. PSUs are allowed at a location for no more than 14 calendar
- 36 days per placement with no more than two placements per year.
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38 (g) **Permit not required.** A permit for temporary structures or uses are
 39 **not required:**

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- a. When such use or structure is part of a construction project by or for the City or SID; provided however a building permit shall be required.
- b. When such use or structure shall be at a site that has been approved for or is customarily associated with special events.
- c. When a special events permit has been obtained.

SECTION 3. Codification. It is the intention of the City Council of the City of Westlake that the provisions of this Ordinance shall become and be made a part of the Code of Ordinances of the City of Westlake, Florida, and that the Sections of this Ordinance may be renumbered, re-lettered and the word "Ordinance" may be changed to "Section," "Article" or such other word or phrase in order to accomplish such intention.

SECTION 4. Conflicts. All ordinances or parts of ordinances, resolutions or parts of resolutions which are in conflict herewith, are hereby repealed to the extent of such conflict.

SECTION 5. Severability. Should the provisions of this ordinance be declared to be severable and if any section, sentence, clause or phrase of this ordinance shall for any reason be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this ordinance but they shall remain in effect, it being the legislative intent that this ordinance shall remain notwithstanding the invalidity of any part.

SECTION 6. Effective Date. This ordinance shall be effective upon adoption on second reading.

1
 2 **PASSED** this ____ day of _____, 2022, on first reading.
 3 **PUBLISHED** on this ____ day of _____, 2022 in the Palm Beach Post.
 4 **PASSED AND ADOPTED** this ____ day of _____, 2022, on second reading.

5 _____
 6 City of Westlake
 7 John Paul O'Connor, Mayor

8 **ATTEST:**
 9 _____
 10 Zoie Burgess, City Clerk

11
 12 APPROVED AS TO LEGAL FORM:

13
 14 _____
 15 OFFICE OF THE CITY ATTORNEY
 16