

# CITY OF WESTLAKE



## MINUTES

### **Local Planning Agency Meeting**

Tuesday, September 03, 2024, at 5:30 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 Local Planning Agency meeting of the City Council of the City of Westlake was held on Tuesday, September 3, 2024, at 5:30 PM., at The Lodge at Westlake Adventure Park, 5490 Kingfisher Blvd. 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: 2631 754 5034

Password: hello

2. Participants may also dial in using your phone with any of the following number(s):

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

Meeting ID: 2631 754 5034

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**

Mayor O'Connor called the Local Planning Agency meeting on Tuesday, September 3, 2024, to order at 5:30 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  
Zoie P. Burgess, CMC City Clerk  
Jennifer Hankins, Deputy City Clerk  
Osniel Leon, AICP, Principal Planner  
Donald Doody, Esq., City Attorney

### **PLEDGE OF ALLEGIANCE**

Mayor O'Connor led the Pledge of Allegiance.

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

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

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

Motion by Vice Mayor Langowski to approve the agenda as presented, seconded by Councilwoman Leonard.

**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. 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.

Mayor O'Connor called for presentations by Planning and Zoning.

Planning & Zoning PowerPoint presented by Osniel Leon.

Mr. Leon discussed Ordinance 2024-03, including the removal of language based on state statutes and the addition of measures to allow parking on the right-of-way.

Council and staff discussion regarding the advertisement placed on vehicles/trailers and how it relates to businesses during their grand opening or promotion of their business for any reason.

The City Attorney gave clarity, noting this would be a temporary situation as it relates to the advertising on a placed vehicle.

The Local Planning Agency proceeded to discuss different businesses that have a trailer or a vehicle that is placed on the property during business hours, special events, and for grand openings.

Mr. Leon provided an additional explanation for the definition of pole trailer.

Council Discussion regarding the verbiage of Section 6 of the Ordinance as it relates to the parking, standing or stopping of a watercraft on the public rights-of-way.

Discussion regarding Section C, which deals with non-prohibited cars, and additional discussion regarding the bike lane and if it was covered in the language.

Mayor O'Connor asked if there were any other council comments. There being none, Mayor O'Connor called for public hearing.

The City Clerk stated there were no public comment cards.

Mayor O'Connor closed public hearing and called for a motion to recommend the item to the council.

Councilman Werner recommended Ordinance 2024-03 first reading, chapter 8 entitled "parking regulations" amending section 7 entitled "recreational vehicles, trailers and watercraft" for council approval, seconded by Councilwoman Leonard.

**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).

**ADJOURNMENT**

There being no further business, Mayor O'Connor adjourned the meeting at 5:45 PM.

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Zoie P. Burgess, City Clerk

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JohnPaul O'Connor, Mayor