

CITY OF WESTLAKE



MINUTES

**City of Westlake and Seminole
Improvement District Joint Workshop**
Tuesday, May 21, 2024 at 4:00 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, PE, ENV SP, City Engineer

A joint workshop of the City of Westlake and the Seminole Improvement District was held on Tuesday, May 21, 2024, at 4:00 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: 2633 293 8242

Password: hello

2. By Phone:

United States Toll: +1-640-479-3208

Meeting ID: 2633 293 8242

CALL TO ORDER

Mayor O'Connor called the City of Westlake and Seminole Improvement District Joint meeting of Tuesday, May 21, 2024, to order at 4:08 PM.

ROLL CALL

Present and constituting a quorum:

City of Westlake

Councilman Gary Werner

Councilman Julian Martinez

Councilwoman Charlotte Leonard (Arrived at 4:45 PM)

Mayor JohnPaul O'Connor

Seminole Improvement District

Supervisor Gevers (Absent)

Supervisor Beard

Supervisor Massey

Also present for City of Westlake:

Kenneth Cassel, City Manager

Sean M. Swartz, Esq., City Attorney

Zoie Burgess, City Clerk

Also present for Seminole Improvement District:

Seth Behn, AICP

Vice Mayor Greg Langowski was not physically present but participated virtually.

PLEDGE OF ALLEGIANCE

Mayor O'Connor led the Pledge of Allegiance.

WORKSHOP AGENDA

- A. Presentation:** Seminole Improvement District (SID) and the City of Westlake's Interlocal Agreement, the Working Relationship and the Areas of Responsibility and Jurisdiction

Presented By: Seth Behn, AICP

Mr. Behn presented an overview of the relationship between the City of Westlake and the Seminole Improvement District:

- History of the Seminole Improvement District
- Roles and responsibilities
- Water Control Plan
- Funding of Seminole Improvement District Projects
- Dedicated fishing area
- Roads

- B. Seminole Improvement District (SID) - Park Update and Future Development and Current and Future Development**

Mr. Wheeler discussed and presented an overview of the plans for the incoming park:

- Heliport/Vertiport
- Park Lighting
- Electrical Power
- Park Hours
- Event Parking

Council discussed the option to add a vertiport to allow Electric Vehicle Takeoff and Landing (EVTOL). Mr. Cassel stated funding for phase 1 would include food truck areas, bathrooms, and lighting to hopefully be completed by July of the following year.

DISCUSSION

- A. City of Westlake and Seminole Improvement District Boards Q & A and General Discussion**

Council asked for a status of the Indian Trails lawsuit. Mr. Behn stated he was not part of the litigation team and would get a status update and forward to the city.

Council also discussed and asked for clarification on the total number of amenities.

Additional discussion on the multimodal path.

PUBLIC COMMENTS

Public Comment – Alicia Torres – 5847 Whippoorwill Circle – Ms. Torres inquired if a concession stand would be built into the park and if City Hall would still be located inside the park. Ms. Torres also inquired about the walking path.

Public Comment - Suzanne Dombrowski – City Engineer, Chen Moore and Associates – The Transportation Planning Agency (TPA) is holding a walk safety audit on Thursday May 23rd starting at City Hall at 7:00 AM.

Public Comment - Lisa Gonzalez - 5680 Opal Drive – Ms. Gonzalez asked what the building behind Publix is and if any big box stores and restaurants are coming to the City.

ADJOURNMENT

There being no further business, Mayor O'Connor adjourned the meeting at 5:32 PM.

Zoie P. Burgess, City Clerk

JohnPaul O'Connor, Mayor