

**MINUTES OF WORKSHOP MEETING  
CITY OF WESTLAKE**

The workshop meeting of the City Council of the City of Westlake was held on Monday, August 22, 2016 at 6:00 p.m. at the Westlake Community Center, 4005 Seminole-Pratt Whitney Road, Westlake, Florida.

Present and constituting a quorum were:

Roger Manning	Mayor
John Stanavitch	City Council Seat 1
Kara Crump	City Council Seat 2
Phillip Everett	City Council Seat 3
Katrina Long-Robinson	City Council Seat 4

Also present were:

Kenneth Cassel	Interim City Manager
Pam E. Booker, Esq.	Interim City Attorney
John Carter	Minto, PBLH, LLC
Tara W. Duhy	Lewis, Longman and Walker
Robert Diffenderfer	Lewis, Longman and Walker
Donaldson Hearing	Cotleur & Hearing
Kate DeWitt	Cotleur & Hearing

*The following is a summary of the August 22, 2016 City of Westlake Council Workshop Meeting.*

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mayor Manning called the meeting to order and Mr. Cassel called the roll.

**SECOND ORDER OF BUSINESS**

**Presentation by Minto PBLH, LLC**

Mr. Carter addressed the Board and provided an overview of the property owned by Minto and planned phases of development within the City.

- Minto purchased the 4,000 acres of property from Callery-Judge Grove in 2013.
- Legislature created the Seminole Water Control District in 1970 under Chapter 70-854.
- The District's name was changed to Seminole Improvement District in 2000 under Chapter 2000-431 and its powers were enhanced.

- The previous landowner was successful in creating Agricultural Enclave Legislation in 2006. It provided for existing development patterns surrounding the property to be translated to the vacant property.
- The previous landowner was able to get approval from the County for 2,996 homes and 235,000 square feet of commercial property in 2008.
- The previous landowner was able to secure special district conversion from State Legislature in 2012. This allowed for certain special districts within the State to be converted into a municipality.
- In 2014 Minto was able to secure the plan amendments and rezoning, which lead to the conceptual plan being presented.
- The plan provides for 4,546 homes and 2.2 million square feet of non-residential property.

Ms. Duhay discussed post occurrences of the approval and adoption of the conceptual plan by the County.

- What is being presented to the Council is the landscape and approvals the City has inherited.
- The Developer is now going to move forward with the plan.
- The comprehensive plan is a broad conceptual document.
- The Zoning Master Plan adopted is consistent with the conceptual plan, but has greater detail as to the number of units that are going to be in each pod as well as other specifics not contained in a comprehensive plan amendment.
- There are two legal challenges by several entities which ensued: challenges to the comprehensive plan amendment and re-zonings.
- The Administrative Law Judge, Department of Economic Opportunity and the First District Court of Appeal found the development patter is not rural. It is a suburban sprawl pattern, which means it is an area developed without a lot of services requiring a great deal of miles to be traveled in order to get to those services.
- The court found the proposed Minto development is compatible with the surrounding land use and provides needed services from a non-residential standpoint to reduce the existing sprawl pattern.

- There is sufficient transportation infrastructure and other public services to serve this project efficiently.
- The summary judgement has been appealed by the plaintiff. It is in briefing stages; however, she is confident it will be upheld.

Mr. Diffenderfer discussed the following:

- A joint workshop between the Seminole Improvement District and the City will be useful because both entities inhabit the same boundaries. The workshop will serve to discuss the relationship and duties between both entities.
- An interlocal agreement will be drafted and presented to efficiently discharge those duties.
- He reviewed Seminole Improvement District's enhanced powers.
- The Seminole Improvement District has bulk service utility agreements with the County for water and sewer as well as an agreement to purchase reuse water coming off the line coming from Lake Okeechobee. The District will be the utility service provider for the City.

Mr. Hearing reviewed the Traditional Town Development Master Plan.

- The plan defines and takes the 4,500 dwelling units and allocates them into parcels.
- It defines areas and breaks them down by residential, commercial, recreation, civic, private civic, etcetera.
- It identifies major roadways and points of direction.
- Diagrams of proposed community features including monuments and directional signage were presented.
- A series of zoning variances were requested and granted for the first residential parcels.
- City staff will review any revisions to the Traditional Town Development Master Plan under the context of the Unified Land Development Code.
- SFWMD reviewed and issued ERPs. The Army Corps of Engineers reviewed wetlands and other water management permits they had jurisdiction over.

- The development is subject to the County's regulations relating to transportation on the County roadway network. Some of the improvements the development is obligated to will be handled in the form of proportionate fair share contributions.
- The County asked Minto to complete improvement of Seminole Pratt Whitney Road.
- Town Center Parkway will function similar to Persimmon Boulevard, ultimately connecting to 60<sup>th</sup> Street and all the way to State Road 7.
- Phase 1A begins with Seminole Pratt Whitney Road. There is a limitation on how many homes can be built until work on Seminole Pratt Whitney Road is completed.
- The first parcel to be developed is Parcel Q, which will have approximately 325 homes. A mile of roadway needs to be built to reach Parcel Q, which is Town Center Parkway.
- The County will build Fire Station #22 within the proposed development. City staff will review the plats.
- Ms. Duhy clarified the applications for the Phase 1 roads and the first pod of development were submitted to the County over a year and a half ago.
- Seminole Pratt Whitney Road is expected to be completed within a year and a half. The developer may go to market to sell homes within a year from now.

**THIRD ORDER OF BUSINESS**

**Public Comments**

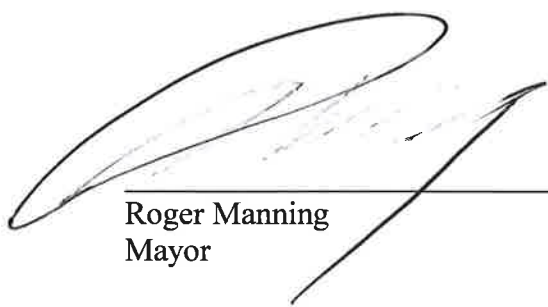
There being no comments from the public, the next item followed.

**FOURTH ORDER OF BUSINESS**

**Adjournment**

There being no further workshop business, the meeting was adjourned.

  
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Kenneth Cassel  
Interim City Manager

  
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Roger Manning  
Mayor