

**MINUTES OF WORKSHOP
CITY OF WESTLAKE**

A workshop of the City Council of the City of Westlake was held on Tuesday, August 12, 2019 at 6:15 p.m., at the Westlake Community Center, 4005 Seminole-Pratt Whitney Road, Westlake, Florida.

Present and constituting a quorum were:

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

Also present were:

Kenneth Cassel	City Manager
Pam E. Booker, Esq.	City Attorney
Nilsa Zacarias	NZ Consultants
Donaldson Hearing	Coteleur & Hearing
Tara W. Duhy	Lewis, Longman and Walker
John Carter	Minto PBLH, LLC
Residents	

The following is a summary of the minutes taken during the August 12, 2019 City of Westlake Council Workshop.

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

Pledge of Allegiance

The Pledge of Allegiance was recited.

THIRD ORDER OF BUSINESS

Presentation and Discussion of Proposed Article3 – Zoning Districts

- A. Staff Presentation**
- B. Updated Article 3 Draft**

Ms. Zacarias provided the Council with a presentation on Article 3, Zoning Districts. She noted all staff members met to discuss and come to agreement on a compromise for Article 3.

- Mr. Carter addressed the Council regarding the proposed Bonus Density Program. He wants the City to be mindful of not repeating the County's failed program. The restrictions will hamper marketability. There is a need for affordable housing within the community; however, the City needs to be mindful of what is already known not to work.

- Vice Mayor Long Robinson asked what the square footage would be on the 40 foot lots and if it is an open floor plan.
- Mr. Cassel responded that coverage would be restricted to a certain percentage of total footprint for the building; however, that footprint would allow for a good size home.
- Mr. Hearing stated there are 40 foot lots in Sky Cove, which is in the R2. The lots are almost too big for this product. The starter home is approximately 1,450 square feet, with a one car garage. There is also a two car garage option. There are two story homes in the 2,300 to 2,400 square foot range. The two story homes take up only a third of the lot, leaving a lot of space. There will be a variety of styles.
- Mr. Carter reminded the Council that the entire success the City has enjoyed to this point has been entirely driven by affordability. It has been Minto's focus to launch a community and have something in the marketplace, which is unique and different. This has been accomplished in the absence of any government mandate. Because of the HAPPY Program and 3% civil servant discount Minto provides, over half of their sales have been to civil servants. Everything Minto is doing is with the mindset of affordability. He further noted there is a new Statute in place, which requires local governments to not impose affordable housing obligations without dealing with the complete offset of the cost to deliver the program.
- Ms. Duhy reviewed Chapter 2019-165, Laws of Florida. Municipalities must provide incentives to fully offset all costs, to the developer, of its affordable housing contribution.
- Mr. Carter stated because of the amount of committed development pattern Minto has, not having the ability to do 40 foot lots in R1 puts the City in a distinct disadvantage in the marketplace. He expressed concern that if he does not have the ability to do 40 foot lots in R1, the community will have an affordability disadvantage, as well as a product disadvantage.

FOURTH ORDER OF BUSINESS

**Audience Comments on Agenda Items (3)
Minute Time Limit**

The floor was opened to audience comments.

August 12, 2019

City of Westlake

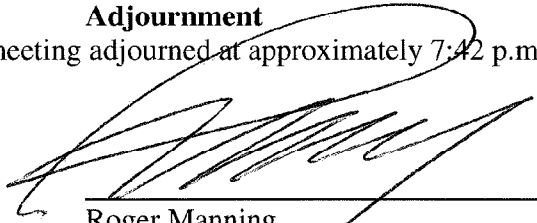
FIFTH ORDER OF BUSINESS

Adjournment

There being no further business, the meeting adjourned at approximately 7:42 p.m.



Kenneth Cassel
City Manager



Roger Manning
Mayor