

**MINUTES OF MEETING  
CITY OF WESTLAKE  
REGULAR CITY COUNCIL MEETING**

A meeting of the City Council of the City of Westlake was held on Monday, October 28, 2019 at 7:58 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
John Carter	Minto PBLH, LLC
Donaldson Hearing	Cotleur & Hearing
Residents	

The following is a summary of the minutes and actions taken during the October 28, 2019 City of Westlake Council Meeting.

**1. Call to Order/Roll Call**

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

**2. Approval of Agenda**

On MOTION by Councilman Stanavitch, seconded by Councilwoman Crump, with all in favor, the agenda was APPROVED as presented.

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

There being none, the next item followed.

**4. Approval of the Minutes of the September 23, 2019 Workshop and Regular Meeting**

On MOTION by Councilwoman Crump, seconded by Councilman Everett, with all in favor, the minutes of the September 23, 2019 meeting were APPROVED.

**5. Resolution 2019-28, Persimmon West Re-Plat**

Mr. Hearing on behalf of Minto PBLH, LLC identified purpose and request for approval.

Mr. Cassel read Resolution 2019-28 by title only

On MOTION by Vice Mayor Long Robinson, seconded by Councilwoman Crump, with all in favor Resolution 2019-28 was APPROVED.

**6. Staff Report on ISTF Requested Use**

This Report was provided during the Local Planning Agency meeting held prior to the Council meeting. There were no additional questions.

**7. Resolution 2019-32, ISTF Requested Use**

Mr. Cassel read Resolution 2019-32 by title only.

Ms. Booker addressed changes made to item and requested motion be made with changes as noted.

On MOTION with stated changes by Councilman Stanavitch, seconded by Councilman Everett with all in favor, Resolution 2019-32 was APPROVED.

**8. Resolution 2019-38, Consideration of ISTF Master Plan**

Mr. Cassel read Resolution 2019-38 by title only.

On MOTION by Councilman Everett seconded by Councilwoman Crump with all in favor, Resolution 2019-38 was APPROVED.

**9. Staff Report on ISTF Phase 1A Site Plan**

This Report was provided during the Local Planning Agency meeting held prior to the Council meeting. There were no additional questions.

**10. Resolution 2019-31, ISTF Phase IA Site Plan**

Mr. Cassel read Resolution 2019-31 by title only.

Ms. Booker addressed a change made to item and requested motion be made with change as noted.

On MOTION with stated change by Councilman Stanavitch, seconded by Councilwoman Crump with all in favor, Resolution 2019-31 was APPROVED.

**11. Resolution 2019-33, ISTF Plat**

Mr. Hearing on behalf of Minto PBLH, LLC and Contraria Development, LLC identified purpose and request for approval.

Mr. Cassel read Resolution 2019-33 by title only.

On MOTION by Councilwoman Crump, seconded by Vice Mayor Long Robinson with all in favor, Resolution 2019-33 was APPROVED.

**12. Staff Report on 7-Eleven Requested Use**

This Report was provided during the Local Planning Agency meeting held prior to the Council meeting. There were no additional questions.

**13. Resolution 2019-34, 7-Eleven Requested Use**

Mr. Cassel read Resolution 2019-34 by title only.

Ms. Booker addressed a change made to item and requested motion be made with change as noted.

On MOTION with stated change by Councilman Stanavitch, seconded by Councilwoman Crump with all in favor, Resolution 2019-34 was APPROVED.

**14. Staff Report on 7-Eleven Requested Use**

This Report was provided during the Local Planning Agency meeting held prior to the Council meeting. There were no additional questions.

**15. Resolution 2019-35, 7-Eleven Site Plan 2.0**

Mr. Cassel read Resolution 2019-35 by title only.

Ms. Booker addressed changes made to item and requested motion be made with changes as noted.

On MOTION with stated changes by Councilman Everett, seconded by Councilman Stanavitch with all in favor, Resolution 2019-35 was APPROVED.

**16. Resolution 2019-36, 7-Eleven Pod H Plat**

Mr. Hearing on behalf of Minto PBLH, LLC identified purpose and request for adoption.

Mr. Cassel read Resolution 2019-36 by title only.

On MOTION by Vice Mayor Long Robinson, seconded by Councilman Stanavitch with all in favor, Resolution 2019-36 was APPROVED.

**17. Resolution 2019-37, Consideration of ISTF Master Plan**

Mr. Hearing on behalf Kolter Homes identified purpose and request for approval.

Mr. Cassel read Resolution 2019-37 by title only.

On MOTION by Vice Mayor Long Robinson, seconded by Councilman Everett with all in favor, Resolution 2019-37 was APPROVED.

**18. Amendment to Funding Agreement with Minto PBLH, LLC**

On MOTION by Vice Mayor Long Robinson, seconded by Councilman Everett to move item to November 4, 2019 Regular City Council Meeting.

**SECOND READING OF ORDINANCES**

**19. Ordinance 2019-12, Chapter 1 (Administration)**

On MOTION by Vice Mayor Long Robinson, seconded by Councilman Everett to move item to November 4, 2019 Regular City Council Meeting.

**20. Ordinance 2019-13, Chapter 2 (Land Development)**

On MOTION by Vice Mayor Long Robinson, seconded by Councilman Everett to move item to November 4, 2019 Regular City Council Meeting.

**21. Ilex Way Phase III Final Plat, Resolution 2019-29**

Mr. Cassel request item be moved to November 4, 2019 Regular City Council Meeting

**22. City Manager's Report**

Mr. Cassel reported the following:

- Request received by Vice-Mayor Long Robinson to host a Town Hall, next Tuesday, November 5, 2019 at 6:00 p.m. Identified that it is an advertised published meeting and Council members may attend.
- Hosted a Coffee with the Manager, Tuesday, October 22, 2019. With eight (8) in attendance, Solid Waste issues were discussed.
- Announced the upcoming addition of a full-time City Clerk to be introduced at the November 4, 2019 Council Meeting
- In process of discussing opportunities with three Public Relations Firms

**23. City Attorney's Report**

Ms. Booker reported the following:

- Progress continues in drafting development regulations and anticipate bringing a few items December 9, 2019.

**24. Audience Comments on Other Items (3) Minute Time Limit**


There being none, the next item followed.

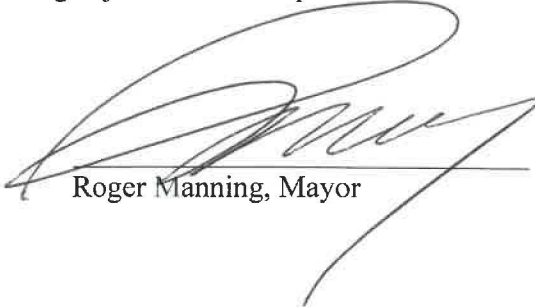
**25. Council Comments**

There being none, the next item followed.

**26. Adjournment**

There being no further business, the meeting adjourned at 8:25 p.m.

  
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Kenneth Cassel, City Manager

  
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Roger Manning, Mayor