

**MINUTES OF PLANNING AND ZONING MEETING  
CITY OF WESTLAKE**

A Planning and Zoning meeting of the City of Westlake was held on Monday, January 8, 2018 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
Katrina Long Robinson	Vice Mayor
John Stanavitch	City Council Seat 1
Kara Crump	City Council Seat 2

Also present were:

Kenneth Cassel	City Manager
Pam E. Booker, Esq.	City Attorney
Nilsa Zacarias	NZ Consultants
Don Hearing	Coutleur & Hearing
John Carter	Minto PBLH, LLC

*The following is a summary of the minutes and actions taken during the January 8, 2018 City of Westlake Planning and Zoning 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**

**Pledge of Allegiance**

The Pledge of Allegiance was recited.

**THIRD ORDER OF BUSINESS**

**Approval of the Minutes of the November 6, 2017 Planning and Zoning Meeting**

On MOTION by Councilwoman Crump seconded by Vice Mayor Long Robinson with all in favor the minutes of the November 6, 2017 meeting were approved as presented.
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**FOURTH ORDER OF BUSINESS**

**Recommendation to the City Council to Approve City Ordinance 2018-1, Amending the City’s Interim Land Development Code, Article 1, Section D, Providing for a Definition and Calculation for Density Transition Zone; Article 1, Section F, Providing for Amendments to the Definition of Fitness Center; and Article 1, Section M, Providing for Amendments to the Definition of Medical or Dental Offices**

Ms. Zacarias reviewed and provided a presentation on proposed Ordinance 2018-1 to amend the City’s Interim Land Development Code as related to Article 1.

Mr. Dan Hearing addressed the Board regarding the modifications to the City’s Interim Land Development Code as related to Ordinance 2018-1.

Mr. Cassel Read Ordinance 2018-1 by title only.

On MOTION by Vice Mayor Long Robinson seconded by Councilman Stanavitch with all in favor Ordinance 2018-1 was recommended for approval by the City Council.
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**FIFTH ORDER OF BUSINESS**

**Recommendation to the City Council to Approve City Ordinance 2018-2, Amending the City’s Interim Land Development Code, Article 3, Chapter E, Planned Development Districts (“PDDs”), Section 1(B), Table 3.E.1.B., Providing for Additional Types of Uses within the PDD Use Matrix Table for the Economic Development Center (“EDC”) Category for Mixed Use Plan Developments (“MUPD”) and Planned Unit Developments (“PUD”); Providing for Amendments to the Uses Allowed within Each Category**

Ms. Zacarias reviewed and provided a presentation on proposed Ordinance 2018-2 to amend the City’s Interim Land Development Code as related to Article 3.

Mr. Dan Hearing addressed the Board regarding the modifications to the City’s Interim Land Development Code as related to Ordinance 2018-2.

Mr. Cassel read Ordinance 2018-2 by title only.

On MOTION by Councilwoman Crump seconded by Councilman Stanavitch with all in favor Ordinance 2018-2 was recommended for approval by the City Council.

**SIXTH ORDER OF BUSINESS**

**Recommendation to the City Council to Approve City Ordinance 2018-3, Amending the City’s Interim Land Development Code, Article 3, Section 2, Planned Unit Developments (“PUDs”), Required Standards for Neighborhood Park, Table 3.E.2.C, Entitled Minimum Thresholds, Table 3.E.2.C., Entitled PUD Land Use Mix, and Table 3.E.2.D., Entitled PUD Property Development Regulations, Providing for Changes in the Planned Unit Developments (“PUD”) District**

Ms. Zacarias reviewed and provided a presentation on proposed Ordinance 2018-3 to amend the City’s Interim Land Development Code as related to Article 3, Section 2.

Mr. Dan Hearing addressed the Board regarding the modifications to the City’s Interim Land Development Code as related to Ordinance 2018-3.

Mr. Cassel read Ordinance 2018-3 by title only.

On MOTION by Vice Mayor Long Robinson seconded by Councilwoman Crump with all in favor Ordinance 2018-3 was recommended for approval by the City Council.

**SEVENTH ORDER OF BUSINESS**

**Recommendation to the City Council to Approve City Ordinance 2018-4, Amending the City’s Interim Land Development Code, Article 3, Chapter F, Section 1, Table 3.F.1.F. Traditional Development District (“TDDs”) Permitted Use Schedule, Section 1, Table 3.F.2.A., Block Dimension Requirements, Street Design, Table 3.F.2.A, Sidewalk/Pathway Design Standards, Bicycle Parking, Landscape and Buffering, Fencing and Walls, Providing for Changes in the Traditional Development District (“TDDs”); Providing for Amendments to the Approval Process, Block Lengths and Street Design Standards**

Ms. Zacarias reviewed and provided a presentation on proposed Ordinance 2018-4 to amend the City’s Interim Land Development Code as related to Article 3, Traditional Development District.

Mr. Dan Hearing addressed the Board regarding the modifications to the City’s Interim Land Development Code as related to Ordinance 2018-4.

Mr. Cassel read Ordinance 2018-4 by title only.

On MOTION by Councilwoman Crump seconded by Vice Mayor Long Robinson with all in favor Ordinance 2018-4 was recommended for approval by the City Council contingent upon staff review of lighting provisions to be brought back at the second reading.

**EIGHTH ORDER OF BUSINESS**

**Recommendation to the City Council to Approve City Ordinance 2018-5, Amending the City’s Interim Land Development Code, Article 3, Chapter F, Section 3, Traditional Neighborhood Development District (“TNDs”), Table 3.F.3.C. TND Land Use, General Standards and Table 3.F.3.E., TND Residential Lot Size and Setback Regulations;, Article 3, Chapter F, Section 3(D) and Section 3(E); Providing for Changes in the Traditional Neighborhood Development District (“TND”); Providing for Amendments to the Land Use, General Standards, Lot Size and Setback Regulations**

Ms. Zacarias reviewed and provided a presentation on proposed Ordinance 2018-5 to amend the City’s Interim Land Development Code as related to Article 3, Traditional Neighborhood Development District.

Mr. Dan Hearing addressed the Board regarding the modifications to the City’s Interim Land Development Code as related to Ordinance 2018-5.

Mr. Cassel read Ordinance 2018-5 by title only.

On MOTION by Vice Mayor Long Robinson seconded by Councilman Stanavitch with all in favor Ordinance 2018-5 was recommended for approval by the City Council.

**NINTH ORDER OF BUSINESS**

**Recommendation to the City Council to Approve City Ordinance 2018-6, Amending the City’s Interim Land Development Code, Article 4, Chapter B, Supplementary Use Standards, Section 1, Uses, Providing for Changes in the Location, Use Limitation, and Development Thresholds for Place of Worship, Providing for a Modification of the Uses Permitted in Medical or Dental Office and Providing for Approval Process for Use in Retail Sales, General**

Ms. Zacarias reviewed and provided a presentation on proposed Ordinance 2018-6 to amend the City’s Interim Land Development Code as related to Article 4.

Mr. Dan Hearing addressed the Board regarding the modifications to the City’s Interim Land Development Code as related to Ordinance 2018-6.

Mr. Cassel read Ordinance 2018-6 by title only.

On MOTION by Councilman Stanavitch seconded by Vice Mayor Long Robinson with all in favor Ordinance 2018-6 was recommended for approval by the City Council.

**TENTH ORDER OF BUSINESS**


**Audience Comments**

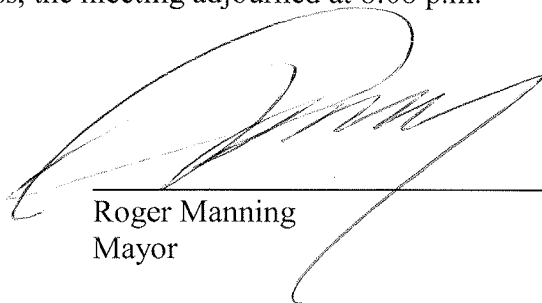
There being none, the next item followed.

**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

There being no further business, the meeting adjourned at 8:08 p.m.

  
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Kenneth Cassel  
City Manager

  
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Roger Manning  
Mayor