

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

A Planning and Zoning meeting of the City of Westlake was held on Monday, May 8, 2017 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
Phillip Everett	City Council Seat 3

Also present were:

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

The following is a summary of the minutes and actions taken during the May 8, 2017 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 January 9, 2017 Planning and Zoning Meeting

On MOTION by Councilman Stanavitch seconded by Councilwoman Crump with all in favor the minutes of the January 9, 2017 Planning and Zoning Meeting were approved.

FOURTH ORDER OF BUSINESS

City Ordinance 2017-1, Amending the City's Interim Land Development Code

Ms. Zacarias reviewed and provided a PowerPoint presentation with regard to an application to amend the Unified Land Development Code text for the City of Westlake for single-family residential parcels. The proposed amended text is for setback exceptions.

- Add *Pool equipment, pumps, heating units and related equipment in the side yard setback.*
- Change the section regarding utility transmission lines to read *Utility, Electric and Gas transmission lines, distribution lines, meters and associated structures.*

Mr. Hearing provided the Board with a presentation on their application to amend the setback exceptions.

Mr. Carter addressed the Board on how Minto PBLH, LLC is working collectively with Mr. Hearing and the City of Westlake on ensuring possible issues are addressed to improve the future development of the City.

Ms. Booker clarified the Planning and Zoning Board is not approving the ordinance, but instead making a recommendation to the City Council for approval.

Mr. Cassel read Ordinance 2017-1 by title only.

On MOTION by Councilman Stanavitch seconded by Vice Mayor Long Robinson with all in favor recommendation of Ordinance 2017-1 to the City Council was approved.

FIFTH ORDER OF BUSINESS

Audience Comments

Mr. John Carter updated the Board on an upcoming Central Palm Beach Chamber of Commerce Annual Gala event, which is being sponsored by Minto PBLH, LLC. He invited the Council, Ms. Booker and Mr. Cassel to attend.

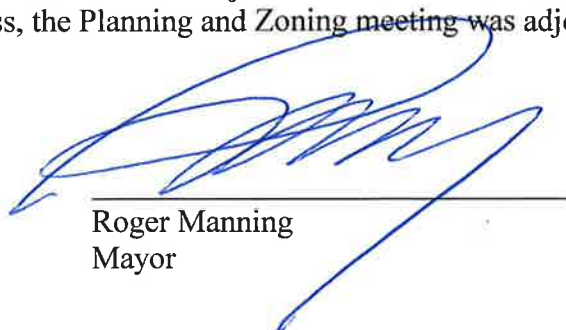
SIXTH ORDER OF BUSINESS

Adjournment

There being no further business, the Planning and Zoning meeting was adjourned.



Kenneth Cassel
City Manager



Roger Manning
Mayor