

# CITY OF WESTLAKE



## MINUTES

**City Council Regular Meeting**  
Monday, May 09, 2022 at 6:30 PM

Westlake Council Chambers  
4005 Seminole Pratt Whitney Road  
Westlake, Florida 33470

### **CITY COUNCIL:**

JohnPaul O'Connor, Mayor  
Greg Langowski, Vice Mayor  
Pilar Valle Ron, Council Member – Seat 1  
Julian Martinez, Council Member – Seat 2

### **CITY STAFF:**

Ken Cassel, City Manager  
Zoie P. Burgess, CMC, City Clerk  
Donald J. Doody, Esq., Interim City Attorney  
Nilsa Zacarias, Planning and Zoning Director  
Suzanne Dombrowski, City Engineer

A regular meeting of the City Council of the City of Westlake was held on Monday, May 09, 2022, at 6:30 PM., at the Westlake Community Center, 4005 Seminole Pratt Whitney Road. Members of the public also participated in the meeting through electronic means and accessed as follows:

1. Webex meeting from a computer, tablet or smartphone at the following link:  
<https://cityofwestlake.my.webex.com/>

Meeting ID: 2632 743 3999

Password: hello

2. Participants also dialed in using phone with the following number:

United States Toll: +1-408-418-9388

Meeting ID: 2632 743 3999

As a preliminary matter, Ms. Burgess noted that Mayor JohnPaul O'Connor, Vice Mayor Greg Langowski Councilwoman Pilar Valle Ron, and Councilman Julian Martinez were present physically constituting a quorum.

Ms. Burgess provided further instruction regarding public comments, noting that comments will be acknowledged by the mayor and accepted at the appropriate times as indicated in the agenda and those who wish to speak may use the "virtual" hand raise feature.

Ms. Burgess provided the disclaimer that the meeting is being recorded by both voice and video, reminding the audience microphones are live.

Ms. Burgess further explained that microphones will be muted; audience members can unmute themselves and anyone that has called in should mute their device.

Ms. Burgess noted that anyone causing a disruption or being inappropriate will be removed from the meeting. Ms. Burgess reminded Council Members physically present to utilize microphones.

### **CALL TO ORDER**

Mayor O'Connor called the City of Westlake Regular City Council meeting of May 09, 2022, to order at 6:31 p.m.

### **ROLL CALL**

Councilman Julian Martinez  
Councilwoman Pilar Valle Ron  
Vice Mayor Greg Langowski  
Mayor John Paul O'Connor

Also present:

Kenneth Cassel, City Manager

Donald J. Doody, Esq. Interim City Attorney  
Zoie P. Burgess, CMC City Clerk  
Nilsa Zacarias, Planning & Zoning Director  
Suzanne Dombrowski, Engineering Director

### **PLEDGE OF ALLEGIANCE**

Mayor O'Connor led the Pledge of Allegiance.

### **ADDITIONS, DELETIONS OR MODIFICATIONS, AND APPROVAL OF AGENDA**

Mayor O'Connor called for additions, deletions, or modification to the agenda. Mayor O'Connor also noted that Mr. Manning would not be present for his presentation.

Motion by Vice Mayor Langowski to approve agenda as amended, seconded by Councilwoman Valle Ron.

### **UPON ROLL CALL:**

Councilman Martinez	YES
Councilwoman Valle Ron	YES
Vice Mayor Langowski	YES
Mayor O'Connor	YES

With all in favor, motion carried without dissent (4-0).

### **PUBLIC COMMENTS AND REQUESTS**

*This section of the agenda allows for comments from the public to speak. Each speaker will be given a total of three (3) minutes to comment. A public comment card should be completed and returned to the City Clerk. When you are called to speak, please go to the podium or unmute your device, and prior to addressing Council, state your name and address for the record.*

Mayor O'Connor called for public comments.

Ms. Burgess noted there were no public comment cards received prior to the meeting and gave the virtual audience a moment to comment. There being no comments, the next item followed.

### **CONSENT AGENDA**

*This section of the agenda consists of routine or administrative items that require final approval by the City Council and may be approved in its entirety by a single motion. There will be no discussion of these items unless a City Council Member requests such, in which event, the item will be removed from the Consent Agenda and considered on a future agenda.*

- A. Financial Report - March 2022
- B. Minutes - Regular City Council Meeting 01.18.2022 - DRAFT
- C. Minutes - Regular City Council Meeting 02.14.2022 - DRAFT
- D. Minutes - Regular City Council Meeting 03.14.2022 – DRAFT

Motion by Vice Mayor Langowski to approve Consent Agenda, seconded by Councilman Martinez.

**UPON ROLL CALL:**

Councilman Martinez	YES
Councilwoman Valle Ron	YES
Councilman Langowski	YES
Mayor O'Connor	YES

With all in favor, motion carried without dissent (4-0).

**PRESENTATIONS/PROCLAMATIONS**

- A. Key to the City Presentation - Katrina Long-Robinson – Mayor O'Connor presented Ms. Long Robinson with the Key to the City.
- B. Key to the City Presentation - Roger Manning – Item removed from Agenda.
- C. Proclamation - Recognition of Inaugural Service - Roger Manning – Item removed from Agenda.

**GROUP/SEAT 3 VACANCY**

- A. City Council Group 3 Appointment  
**Submitted By:** City Clerk's Office

**RESOLUTION NO. 2022-13**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, APPOINTING \_\_\_\_\_ AS A CITY COUNCIL GROUP 3 OF THE CITY OF WESTLAKE; PROVIDING THAT THE INDIVIDUAL APPOINTED TO THE COUNCIL SHALL SERVE UNTIL THE CITY COUNCIL MEMBER ELECTED AT THE NEXT REGULARLY SCHEDULED CITY ELECTION, DETERMINED BY THE CITY COUNCIL TO BE MARCH 2024, IS SWORN INTO OFFICE; PROVIDING FOR CONFLICTS, PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

Mayor O'Connor introduced item. City Attorney provided instructions for each Councilmember to write their selections.

City Attorney read Resolution 2022-13 into record, by title only.

For the record, Council selections:

- Councilwoman Valle Ron selected Mr. Wheeler.
- Councilman Martinez selected Ms. Leonard.
- Vice Mayor Langowski selected Ms. Leonard.
- Mayor O'Connor selected Ms. Leonard.

- B. Oath of Office - Group 3 Appointment  
With the selection of Ms. Leonard, Ms. Burgess swore in Ms. Leonard.

**PUBLIC HEARING**

- A. A Resolution for the Plat of Cresswind Palm Beach Phase 4

**Submitted By:** Engineering

**RESOLUTION 2022-07**

**A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, APPROVING CRESSWIND PALM BEACH PHASE 4, BEING A REPLAT OF PORTION OF TRACT O.S.T. 21, CRESSWIND PALM BEACH PHASE 2, AS RECORDED IN PLAT BOOK 130, PAGES 199 THROUGH 205 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH A PORTIOIN OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, INCLUDING A WAIVER FOR THE BLOCK LENGTH PER CHAPTER 5, ARTICLE 5.7, SECTION 2(D)(1)(r) OF THE CITY OF WESTLAKE LAND DEVELOPMENT REGULATIONS. PROVIDING FOR RECORDATION, PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

Mayor O'Connor introduced item.

City Attorney read Resolution 2022-07 into record, by title only.

Ms. Dombrowski the City Engineer presented a PowerPoint presentation, noting that there is a proposed waiver of block length and further explained how the department reviewed the waiver and ensuring compliance with Chapter 177 of the Florida Statutes and the City's Code of Ordinances.

Ms. Dombrowski noted that the Engineering Department recommends that the plat be approved for recording and the accompanying waiver be approved.

Mayor O'Connor called for council comments, there being none, Mayor O'Connor opened for public comment. Ms. Burgess noted there were no comment cards, however, gave the virtual audience a moment to comment.

There being no further comments, Mayor O'Connor called for a motion.

Motion by Councilwoman Valle Ron to approve Resolution 2022-07, seconded by Councilwoman Leonard.

**UPON ROLL CALL:**

Vice Mayor Langowski	YES
Mayor O'Connor	YES
Councilwoman Leonard	YES
Councilman Martinez	YES
Councilwoman Valle Ron	YES

With all in favor, motion carried without dissent (5-0).

- B. A Resolution for the Plat of Town Center Parkway – Phase IV

**Submitted By:** Engineering

**RESOLUTION 2022-08**

**A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, APPROVING THE PLAT OF TOWN CENTER PARKWAY – PHASE IV, BEING A PORTION OF SECTION 5, TOWNSHIP 43 SOUTH, RANGE 41 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, PROVIDING FOR RECORDATION, PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

Mayor O'Connor introduced item.

City Attorney read Resolution 2022-08 into record, by title only.

Mr. Donalson Hearing, for the applicant, presented a PowerPoint Presentation.

Ms. Tara Duhý – Lewis, Longman and Walker – provided an update on 60<sup>th</sup> and dedication of Right of Way.

Council Discussion.

Mayor O'Connor opened for public comment. Ms. Burgess noted there were no comment cards, however, gave the virtual audience a moment to comment.

There being no further comments, Mayor O'Connor called for a motion.

Motion by Councilwoman Valle Ron to approve Resolution 2022-07, seconded by Councilwoman Leonard.

**UPON ROLL CALL:**

Mayor O'Connor	YES
Councilwoman Leonard	YES
Councilman Martinez	YES
Councilwoman Valle Ron	YES
Vice Mayor Langowski	YES

With all in favor, motion carried without dissent (5-0).

C. A Resolution for the Final Plat of Persimmon Boulevard West Plat 2

**Submitted By:** Engineering

**RESOLUTION 2022-09**

**A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, APPROVING PERSIMMON BOULEVARD WEST - PLAT 2, BEING A PORTION OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, AND BEING A REPLAT OF ALL OF TRACT "C", AS SHOWN ON THE PLAT OF TOWN CENTER PARKWAY SOUTH - WEST, PLAT BOOK 132, PAGES 57 AND 58, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. PROVIDING FOR RECORDATION, PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

Mayor O'Connor introduced item.

City Attorney read Resolution 2022-09 into record, by title only.

Mr. Donaldson Hearing, for the applicant, presented a PowerPoint Presentation.

Mr. John Carter, Senior Vice President – Minto Communities, provided an update on development.

Council Discussion.

Mayor O'Connor opened for public comment. Ms. Burgess noted there were no comment cards, however, gave the virtual audience a moment to comment.

Mr. John Finity – 5862 Whippoorwill Circle – provided a suggestion that the maps displayed should include a compass.

There being no further comments, Mayor O'Connor called for a motion.

Motion by Vice Mayor Langowski to approve Resolution 2022-09, seconded by Councilwoman Valle Ron.

**UPON ROLL CALL:**

Councilwoman Leonard	YES
Councilman Martinez	YES
Councilwoman Valle Ron	YES
Vice Mayor Langowski	YES
Mayor O'Connor	YES

With all in favor, motion carried without dissent (5-0).

**D. FIRST READING:** Ordinance 2022-04 – Mobile Food Trucks

**Submitted By:** Planning & Zoning

**ORDINANCE NO. 2022-04**

**AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, AMENDING THE CITY'S CODE OF ORDINANCES BY AMENDING CHAPTER \_\_\_\_ ENTITLED LAND DEVELOPMENT REGULATIONS BY CREATING SECTION \_\_\_\_\_ ENTITLED "MOBILE FOOD TRUCKS"; PROVIDING FOR DEFINITIONS; PROVIDING FOR REQUIREMENTS FOR ALL MOBILE FOOD TRUCKS; PROVIDING FOR THE REGULATIONS RELATIVE TO CONDUCTING BUSINESS; PROVIDING PARKING AND STORAGE OF INACTIVE FOOD TRUCKS; PROVIDING FOR WASTE DISPOSAL; PROVIDING FOR LOCATIONS BY ZONING DISTRICT; PROVIDING FOR VIOLATIONS; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

Mayor O'Connor introduced item.

City Attorney read Ordinance 2022-04 into record, by title only.

Ms. Zacarias presented a PowerPoint Presentation to identify the two options.

OPTION 1: The on-site parking requirements shall be maintained for the principal use of the property except pursuant to a City-issued special event permit and with the written permission of the Responsible Party.

OPTION 2: The on-site parking requirements shall be maintained for the principal use of the Responsible Party's property unless:

(1) the mobile food truck is operating pursuant to a city-issued special event permit and has the written permission of the Responsible Party; or

(2) the Responsible Party demonstrates that a mobile food truck's use of required parking spaces will not negatively impact the parking of any other use, which may be demonstrated through a parking study, written permission of the other uses relying on a common parking lot, or other evidence acceptable to the Planning and Zoning Director

Ms. Zacarias also highlighted the following changes to the Ordinance based on the comments identified at the Local Planning Agency meeting.

1. Canteen trucks are exempt from this provision as authorized in subsection (x.4)(1)(b).
2. Canteen trucks and vending locations by district

Council Discussion.

Mayor O'Connor opened for public comment. Ms. Burgess noted there were no comment cards, however, gave the virtual audience a moment to comment.

Daniel Hirsch – 15227 Goldfinch Circle – expressed concern about a food truck being brought in in competition of a paying tenant. Mr. Cassel clarified that the code has provisions for a 200-foot requirement from a brick-and-mortar location and noted in most cases would not be able to be in same parking lot as an existing business.

Ani Tapiero – 5991 Whippoorwill Circle – Inquired of the truck that is currently positioned and if they have gone through the process. Mr. Cassel confirmed that there is no existing ordinance to cover them until the second reading of this Ordinance.

Additional Council discussion and Council consensus for Option 2.

There being no further comments, Mayor O'Connor called for a motion.

Motion by Councilman Martinez to approve Ordinance 2022-04, seconded by Councilwoman Valle Ron.

**UPON ROLL CALL:**

Councilman Martinez	YES
Councilwoman Valle Ron	YES
Vice Mayor Langowski	YES
Mayor O'Connor	YES
Councilwoman Leonard	YES

With all in favor, motion carried without dissent (5-0).

**E. FIRST READING:** Ordinance 2022-05: Land Development Regulations Re-Adoption

**Submitted By:** City Attorney's Office

**ORDINANCE NO. 2022-05**

**AN ORDINANCE OF THE CITY OF WESTLAKE, FLORIDA, RE-ADOPTING AND RE-CONFIRMING THE CITY'S PREVIOUSLY ADOPTED ORDINANCES RELATED TO THE DEVELOPMENT OF LAND WITHIN THE CITY AND CONSOLIDATING SUCH ORDINANCES AS A COMPREHENSIVE SET OF LAND DEVELOPMENT REGULATIONS FOR THE CITY; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS, PROVIDING FOR SEVERABILITY AND PROVIDING FOR AN EFFECTIVE DATE**

Mayor O'Connor introduced item.

City Attorney read Ordinance 2022-05 into record, by title only.

Mr. Horowitz further explained item, noting it is a housekeeping item to re-adopt and reconfirms the prior set of individual ordinances approved by Council and does not make any changes to the existing ordinances.

There being no council discussion, Mayor O'Connor opened for public comment. Ms. Burgess noted there were no comment cards, however, gave the virtual audience a moment to comment.

There being no further comments, Mayor O'Connor called for a motion.

Motion by Councilwoman Valle Ron to approve Ordinance 2022-05, seconded by Vice Mayor Langowski.



**UPON ROLL CALL:**

Councilwoman Valle Ron	YES
Vice Mayor Langowski	YES
Mayor O'Connor	YES
Councilwoman Leonard	YES
Councilman Martinez	YES

With all in favor, motion carried without dissent (5-0).

**NEW BUSINESS**

- A. Resolution 2022-10 - Amending Resolution 01-2016 Relative to the Rules of City Council; Providing for an amendment to meeting days and time

**Submitted By:** City Clerk's Office

**RESOLUTION NO. 2022-10**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, AMENDING RESOLUTION 01-2016 RELATIVE TO THE RULES OF CITY COUNCIL; PROVIDING FOR AN AMENDMENT TO MEETING DAYS AND TIME; PROVIDING FOR CONFLICTS, PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

Mayor O'Connor introduced item.

City Attorney read Ordinance 2022-10 into record, by title only.

Mr. Cassel further explained item and the desire of council to change meeting date and time.

Council discussion and consensus to change meeting to the first Tuesday of the month at 6:00 PM with the Local Planning Agency when needed, at 5:30 PM.

Motion by Vice Mayor Langowski to approve Resolution 2022-10, seconded by Councilwoman Leonard.

**UPON ROLL CALL:**

Vice Mayor Langowski	YES
Mayor O'Connor	YES
Councilwoman Leonard	YES
Councilman Martinez	YES
Councilwoman Valle Ron	YES

With all in favor, motion carried without dissent (5-0).

**NEW BUSINESS**

- B. Education and Youth Advisory Board City Council Liaison

**Submitted By:** City Clerk's Office

**RESOLUTION NO. 2022-11**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, APPOINTING ONE (1) MEMBER TO SERVE AS THE CITY COUNCIL LIAISON TO THE EDUCATION AND YOUTH ADVISORY BOARD; PROVIDING FOR CONFLICTS, PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

Mayor O'Connor introduced item.

City Attorney read Resolution 2022-11 into record, by title only.

Mr. Cassel further explained item.

Vice Mayor Langowski volunteered to be the liaison.

Council Discussion.

Mayor O'Connor called for additional comments, there being none, Mayor O'Connor called for a motion.

Motion by Councilwoman Valle Ron to approve Resolution 2022-11, seconded by Councilwoman Leonard.

**UPON ROLL CALL:**

Mayor O'Connor	YES
Councilwoman Leonard	YES
Councilman Martinez	YES
Councilwoman Valle Ron	YES
Vice Mayor Langowski	YES

With all in favor, motion carried without dissent (5-0).

C. FourthFest Ad Hoc Event Committee

**Submitted By:** City Clerk's Office

**RESOLUTION NO. 2022-12**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, APPOINTING THREE (3) MEMBERS TO SERVE ON THE AD-HOC COMMITTEE TO ASSIST THE CITY MANAGER IN PLANNING FOR THE CITY'S FOURTH OF JULY CELEBRATION FOR 2022; PROVIDING FOR CONFLICTS, PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

Mayor O'Connor introduced item.

City Attorney read Resolution 2022-12 into record, by title only.

Mr. Cassel further explained item.

Council Discussion. Mayor O'Connor recommended two interested residents:

1. Megan Hemp
2. Elizabeth Thompson

Further Council discussion and consensus and direction to staff to advertise for three additional members.

Mayor O'Connor called for additional comments, there being none, Mayor O'Connor called for a motion.

Motion by Councilwoman Leonard to approve Resolution 2022-12, seconded by Vice Mayor Langowski.

**UPON ROLL CALL:**

Councilwoman Leonard	YES
Councilman Martinez	YES
Councilwoman Valle Ron	YES
Vice Mayor Langowski	YES
Mayor O'Connor	YES

With all in favor, motion carried without dissent (5-0).

- D. Appointing a Voting Delegate and Alternate Voting Delegates to the Palm Beach County League of Cities

**Submitted By:** City Clerk's Office

Mayor O'Connor introduced item.

Ms. Burgess further explained item noting that the city received a request from the Pam Beach County League of Cities to designate a voting delegate and alternate voting delegate(s) to vote on behalf of the city at any League general membership meeting, special membership meeting and/or function of the general membership.

**CITY COUNCIL COMMENTS**

- A. Councilwoman Charlotte Leonard – Thanked Council for the appointment.
- B. Councilman Julian Martinez – Congratulated Councilwoman Leonard.
- C. Councilwoman Pilar Valle Ron - Congratulated Councilwoman Leonard.
- D. Vice Mayor Greg Langowski - Congratulated Councilwoman Leonard.
- E. Mayor JohnPaul O'Connor - Congratulated Councilwoman Leonard and provided update on the 4<sup>th</sup> of July.

**REPORT – STAFF**

No Staff Reports.

**REPORT - CITY ATTORNEY**

Mr. Horowitz confirmed the updated meeting times and dates and reminded staff to update any previous notices that advertised the initial council meeting date.

## **REPORT - CITY MANAGER**

Mr. Cassel provided a brief update on meeting with Palm Beach County, 7-Eleven and its progress and solid waste.

## **PUBLIC COMMENTS AND REQUESTS**

*This section of the agenda allows for comments from the public to speak. Each speaker will be given a total of three (3) minutes to comment. A public comment card should be completed and returned to the City Clerk. When you are called to speak, please go to the podium or unmute your device, and prior to addressing Council, state your name and address for the record.*

Mayor O'Connor called for public comments.

Ms. Burgess noted there were no public comment cards received prior to the meeting and gave the virtual audience a moment to comment. There being no comments, the next item followed.

## **ADJOURNMENT**

There being no further business, Mayor O'Connor adjourned the meeting at 8:22 PM.

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Zoie P. Burgess, City Clerk

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JohnPaul O'Connor, Mayor