

CITY OF WESTLAKE



MINUTES

City Council Regular Meeting
Monday, April 11, 2022 at 6:30 PM

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

In efforts to balance the need for the City of Westlake to function and conduct business during the COVID-19 pandemic, we adhered to the recommended social/physical distancing (staying at least six feet away from each other) guidelines, per the Centers for Disease Control and Prevention (CDC) and Palm Beach County's directives. There was limited seating available in the Council Chambers and preregistration was requested for in-person participation.

The instructions for preregistration attendance/participation and viewing of the meeting were provided below:

PREREGISTRATION FOR IN-PERSON ATTENDANCE:

- All interested persons, Quasi-Judicial meeting applicants, their representatives, and witnesses must preregister to attend/participate in a meeting by sending an email to City Clerk, Zoie Burgess at zburgess@westlakegov.com or by phone at 561-530-5880 no later than one (1) business day prior to the meeting date (e.g. by 4:00 P.M. on a Friday, if the meeting is scheduled for that Monday, etc.)
- In-person attendance/participation will be based upon the order in which the preregistration requests are received by the City Clerk. For Public Hearing Quasi-Judicial meetings, precedence into the Council Chambers will be given to applicants, their representatives, and/or witnesses over all other preregistered parties.

COMMUNICATIONS MEDIA TECHNOLOGY – WEBEX:

Members of the public 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: 2630 547 0723

Password: hello

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

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

Meeting ID: 2630 547 0723

For participants attending the meeting via WebEx, public comments will be accepted via an electronic comment card, at least 24 hours prior to the public meeting and also acknowledged during the meeting when participants utilize the “raise your hand” feature during the designated time.

Procedures for Public Comment are also provided via the City website:

<https://www.westlakegov.com/cityclerk/page/covid-19-public-meetings>

CITY COUNCIL:

Roger Manning, Mayor

JohnPaul O’Connor, Vice Mayor

Vacant – Seat 1

Kara Crump, Council Member – Seat 2

Katrina Long Robinson, Council Member – Seat 4

CITY STAFF:

Ken Cassel, City Manager

Zoie P. Burgess, City Clerk

Donald J. Doody, Esq., Interim City Attorney

Nilsa Zacarias, Planning & Zoning Director

Suzanne Dombrowski, Engineering Director

A regular meeting of the City Council of the City of Westlake was held on Monday, April 11, 2022, at 6:30 PM., at the Westlake Community Center, 4005 Seminole Pratt Whitney Road.

As a preliminary matter, Ms. Burgess noted that Mayor JohnPaul O'Connor, Councilwoman Pilar Valle Ron, Councilman Julian Martinez and Councilman Greg Langowski 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 April 11, 2022, to order at 6:33 p.m.

ROLL CALL

Councilman Greg Langowski
Councilman Julian Martinez
Councilwoman Pilar Valle Ron
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.

Motion by Councilwoman Valle Ron to add Resolution 2022-05 Appointment of Vice Mayor under New Business as Item E, seconded by Councilman Martinez.

UPON ROLL CALL:

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

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

Motion by Councilman Martinez to approve agenda as amended, seconded by Councilwoman Valle Ron.

UPON ROLL CALL:

| | |
|------------------------|-----|
| Councilman Martinez | YES |
| Councilwoman Valle Ron | YES |
| Mayor O'Connor | YES |
| Councilman Langowski | 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 - February 2022
- B. Minutes - Regular City Council Meeting - 11.08.2021 (Reconvened 11.21.2021)
- C. Minutes - Regular City Council Meeting - 12.06.2021

Motion by Councilman Langowski to approve Consent Agenda, seconded by Councilwoman Valle Ron.

UPON ROLL CALL:

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

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

PUBLIC HEARING

- A. Second Reading and Adoption of Ordinance 2022-01 - Private Property Rights Element

ORDINANCE NO. 2022-01

AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, ADOPTING AN AMENDMENT TO ITS COMPREHENSIVE DEVELOPMENT PLAN IN ACCORDANCE WITH THE MANDATES SET FORTH IN SECTION 163.3184, FLORIDA STATUTES, TO ADD AND ADOPT A PRIVATE PROPERTY RIGHTS ELEMENT; PROVIDING FOR TRANSMITTAL TO THE STATE LAND PLANNING AGENCY; PROVIDING A CONFLICTS CLAUSE, A SEVERABILITY CLAUSE AND AUTHORITY TO CODIFY, AND PROVIDING AN EFFECTIVE DATE.

Submitted By: Planning & Zoning

Mayor O'Connor introduced item and City Attorney read Ordinance 2022-01, by title only, into record.

Mayor O'Connor opened for public comment. There were no public comments.

Motion by Councilwoman Valle Ron to approve Ordinance 2022-01, seconded by Councilman Langowski.

UPON ROLL CALL:

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

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

PUBLIC HEARING - QUASI JUDICIAL

- A. **MSP-2021-07:** Application of Christ Fellowship Church for a Master Signage Plan for one (1) story, 38,155 square foot Worship Center. Pursuant to Chapter 6. Sign. Section 6.9 Master Sign Plan, the subject application includes nine (9) waivers for Principal Tenant Wall Signs. The subject application is located at 16561 Waters Edge Drive, Westlake, Florida, 33470.

Submitted By: Planning and Zoning

Mayor O'Connor introduced item.

Ms. Zacarias presented a PowerPoint Presentation highlighting the request for 9 waivers that apply to the Main Entrance, South Elevation, Kids Entrance, West Elevation and East Elevation.

1. Number of Signs – Applicant proposes 3 additional wall signs on building.

Main Entrance, South Elevation

2. Logo – Applicant proposes logo with main entrance sign. Code allows for one wall sign or message per building.
3. Square Footage of Signs – Applicant proposes 106 square feet. Code allows 90 square feet.

Kids Entrance, South Elevation

4. Height – Applicant proposes four feet in height. Code allows for maximum height of 3 feet.

West Elevation

5. Height – Applicant proposes four feet in height for letters. Code allows for maximum height of three feet.
6. Logo – Applicant proposes logo with main entrance sign. Code allows for one wall sign or message per building.
7. Square Footage of Signs - Applicant proposes total of 144.37 square feet. Code allows 90 square feet.

East Elevation

8. Height – Applicant proposes 36.10 inches in height. Code allows for maximum height of 3 feet
9. Logo – Applicant proposes logo with main entrance sign. Code allows for one wall sign or message per building.

Mr. Hearing on behalf of the applicant presented a PowerPoint Presentation.

Mr. Doody inquired of Council if any Ex Parte Communication occurred. There was none.

Mayor O'Connor called for Council comments and public comments. There being none

Motion by Councilman Langowski to approve MSP 2021-07, seconded by Councilman Martinez.

UPON ROLL CALL:

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

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

NEW BUSINESS

- A. Discussion of applying HAPPY program cap to Federal Housing Administration (FHA) limits and VA standards

Mayor O'Connor introduced item, noting it on the agenda at his request and the need to have a revision to the HAPPY program guidelines with respect to the housing purchase cap so that it falls in line with both the Federal Housing Administration and VA Housing thresholds.

Further Council discussion and consensus to adjust current guidelines to match both the Federal Housing Administration and VA Housing caps. Mr. Doody noted that they will be

B. Appointment Request - Palm Beach County Transportation Planning Agency - Technical Advisory Committee (TAC)

Mayor O'Connor introduced item, noting the item is on agenda at his request in a need to have representation and a request for him to serve on the Committee if Council agrees. Council discussion.

Motion by Councilman Martinez authorizing appointment of the Mayor and Vice Mayor to the Palm Beach County Transportation Planning Agency's Technical Advisory Committee and authorizing the drafting of Resolution and execution by Mayor, seconded by Councilwoman Valle Ron.

UPON ROLL CALL:

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

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

C. Council Group #3 Vacancy & Appointment

Mayor O'Connor introduced item noting that this item will be discussed at an upcoming Workshop Meeting

Motion by Councilman Langowski to table item, seconded by Councilman Martinez.

UPON ROLL CALL:

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

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

D. Agreement for Professional Services – Legal

Mayor O'Connor introduced item noting that the City Attorney is currently interim and with the firm's positive services he would like to extend a permanent agreement.

Mr. Cassel recommended that a motion to drop interim from contract and all other terms and conditions remain the same.

Motion by Councilman Langowski to table item, seconded by Councilman Martinez.

UPON ROLL CALL:

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

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

E. Appointment of Vice Mayor (*Addition to Agenda*)

Mayor O'Connor introduced item noting that the charter calls for an appointment of Vice Mayor and recommended Councilman Langowski and opened to Council for discussion. Council discussion and agreement.

Motion by Councilman Martinez to appoint Councilman Langowski as Vice Mayor, seconded by Councilwoman Valle Ron.

UPON ROLL CALL:

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

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

CITY COUNCIL COMMENTS

A. Councilman Greg Langowski

Vice Mayor Langowski thanked Council for their confidence.

B. Councilman Julian Martinez

No comment, but congratulated Vice Mayor Langowski.

C. Councilwoman Pilar Valle Ron

Expressed a positive note of future success for Council.

D. Vice Mayor - VACANT

E. Mayor JohnPaul O'Connor

Thanked Council and expressed a positive outlook for Council and the City.

REPORT - STAFF

A. Palm Beach County Sherriff's Office - District 18 Annual Report

Captain turner presented PowerPoint Presentation of the District 18 Annual Report.

Council comments and brief discussion.

B. Palm Beach County Sheriff's Office - Monthly Report: March 2022

For informational purposes only.

REPORT - CITY ATTORNEY

Mr. Doody thanked Council for their confidence to designate as permanent.

REPORT - CITY MANAGER

Mr. Cassel provided an update on Publix and Christ Fellowship. He also noted the entrance at Town Center Parkway South is preparing for asphalt.

PUBLIC COMMENTS AND REQUESTS

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Mayor O'Connor called for public comments. Ms. Burgess noted that there were no previous public comments received and gave the virtual audience a moment to comment.

There being no further comments, the next item followed.

ADJOURNMENT

There being no further business, Mayor O'Connor adjourned the meeting at 7:31 PM.

Zoie P. Burgess, CMC City Clerk

JohnPaul O'Connor, Mayor