

CITY OF WESTLAKE



MINUTES

City Council Regular Meeting
Tuesday, May 02, 2023 at 6:00 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
Charlotte Leonard, Council Member – Seat 3

CITY STAFF:

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

A regular meeting of the City Council of the City of Westlake was held on Tuesday, May 02, 2023, at 6:00 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 888 9851

Password: hello

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

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

Meeting ID: 2632 888 9851

As a preliminary matter, Ms. Burgess noted that council members are 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 Tuesday May 2, 2023, to order at 6:02 p.m.

ROLL CALL

Present and constituting a quorum:

Councilwoman Charlotte Leonard
Councilman Julian Martinez
Councilwoman Pilar Valle Ron
Vice Mayor Greg Langowski
Mayor JohnPaul O'Connor

Also present:

Kenneth Cassel, City Manager
Donald J. Doody, Esq., City Attorney
Zoie Burgess, City Clerk
Nilsa Zacarias, Planning and Zoning 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 any additions, deletions, or modifications to the agenda.

Mayor O'Connor called for a motion to approve the agenda as presented.

Motion by Vice Mayor Langowski to approve the Agenda, 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).

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 further 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 Council Member, requests such, in which event, the item will be removed from the Consent Agenda and considered on a future agenda.

A. Monthly Financial Report - March

B. Minutes_City Council and Seminole Improvement District Joint Workshop - 04.26.2023 DRAFT

Mayor O'Connor identified the consent agenda items and called for a motion to approve.

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

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).

PRESENTATIONS/PROCLAMATIONS

Mayor O'Connor stated he has two proclamations he wanted to discuss and present to council for approval.

The first proclamation presented is to honor the 90th Anniversary for Palm Beach State College and asked for a council consensus. City Council agreed to honor Palm Beach State College at a future date.

The next proclamation presented by Mayor O'Connor was a joint proclamation with the Palm Beach County School District, City of West Palm Beach, and the City of Westlake to honor the 10th home built by the students at Seminole Ridge High School for Habitat for Humanity. The home was located in the City of West Palm Beach. City Council agreed to honor the students at a future date.

Mayor O'Connor asked if there were any other proclamations to be discussed. There being no further comments, the next item followed.

PUBLIC HEARING

- A. MSP-2023-06:** The applicant is requesting approval of a Site Plan Modification to the previously approved 38,155 sq. ft. Worship Center. The applicant is requesting striped crosswalks in the parking isles rather than decorative pavers, the addition of 18 crash bollards at the west and south building entrances and change the dumpster gates materials from hardi-plank siding metal to wood. The subject application is located at 16561 Waters Edge Drive, Westlake, Florida, 33470.

Submitted By: Planning and Zoning

Mayor O'Connor introduced item and asked for any staff presentations.

Mr. Doody asked to address the item in a Quasi-Judicial Proceeding as it is site specific. Mr. Doody asked all those who intend to testify during this proceeding to please stand and raise their right hand to be sworn in.

Mayor O'Connor called for staff presentations.

Senior Planner, Mr. Osniel Leon presented a PowerPoint and discussed the Site Plan Modifications requested for Christ Fellowship:

- Striped crosswalks in the parking isles rather than decorative pavers,
- Addition of 18 crash bollards at the west and south building entrances and,
- Change the dumpster gates materials from hardi-plank siding metal to wood.

Mr. Leon noted staff recommends approval of modifications.

Council discussed modifications.

Mayor O'Connor called for any other presentations.

Donaldson Hearing, on behalf of Christ Fellowship, discussed the changes that were presented and stated some items were upgraded and other changes were made for safety purposes. Mr. Hearing stated another modification

not mentioned by Mr. Leon was the placement of the car charging stations, they are being relocated near the building so they are closer to the power supply.

Mayor O'Connor asked for council comments. There being none, Mayor O'Connor called for public comments.

Ms. Burgess gave the virtual audience additional time to raise their virtual hand.

There being no further comments, Mayor O'Connor asked for a motion to approve the item.

Motion by Vice Mayor Langowski to approve site plan modifications, 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. FIRST READING: Ordinance 2023-02 – Comprehensive Plan Amendment “Capital Improvements Element Updates”

Submitted By: Planning and Zoning

ORDINANCE NO. 2023-02

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, AMENDING THE CITY'S COMPREHENSIVE PLAN TO UPDATE THE FIVE-YEAR COMMUNITY INVESTMENT PROGRAM INCLUDED WITHIN THE CAPITAL IMPROVEMENTS ELEMENT OF THE COMPREHENSIVE PLAN; PROVIDING FOR CODIFICATION, PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY, AND PROVIDING AN EFFECTIVE DATE.

Mayor O'Connor introduced item.

Mr. Doody read item, by title only, into the record.

Mayor O'Connor asked for staff presentation.

Mr. Leon discussed item and stated staff recommends approval.

Mayor O'Connor asked if the applicant had a presentation. Mr. Leon stated it was City initiated.

Mayor O'Connor called for council comments.

Mr. Cassel stated he had a few comments. Mr. Cassel stated there were a few typographical errors on copies that were presented to council and the errors were corrected and have been given to the City Clerk for the record.

Mayor O'Connor called for council comments.

Council discussed item.

Mayor O'Connor called for any additional public comments.

Ms. Burgess stated no comment cards were received prior to the meeting and gave the virtual audience a moment to raise their virtual hand.

There being no further comments, Mayor O'Connor asked for a motion to approve item.

Motion by Councilman Martinez to approve Ordinance 2023-02, seconded by Councilwoman Valle Ron.

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).

NEW BUSINESS

- A. Urban County Qualification Process FY 2024-2026 - Renewal of Interlocal Cooperation Agreement Amendment

Submitted By: Administration

RESOLUTION NO. 2023-13

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, APPROVING AND AUTHORIZING THE PROPER CITY COUNCIL MEMBER TO EXECUTE AMENDMENT 001 TO THE INTERLOCAL COOPERATION AGREEMENT BETWEEN THE CITY OF WESTLAKE AND PALM BEACH COUNTY, FLORIDA; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Mayor O'Connor introduced item.

Mr. Doody read item, by title only, into the record.

Mayor O'Connor called for any staff or council comments. There being none. Mayor O'Connor called for a motion.

Motion by Councilwoman Valle Ron to approve Resolution 2023-13, seconded by Councilwoman Leonard.

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).

CITY COUNCIL COMMENTS

A. Councilwoman Charlotte Leonard – Councilwoman Leonard wanted to discuss a proclamation for Juneteenth. Council discussed proclamation. Mayor O'Connor asked if Councilwoman Leonard would bring up proclamation discussions during the proclamation portion of the agenda. Council agreed on proclamation.

B. Councilman Julian Martinez – No comments or updates.

C. Councilwoman Pilar Valle Ron – No comments or updates.

D. Vice Mayor Greg Langowski – Vice Mayor Langowski discussed the meeting that was held by the Education and Youth Advisory Board and their discussion on wanting to present an award for teacher of the year. Vice

Mayor Langowski stated the board will create a criteria that will be brought back to city council for approval. The board stated they wanted to recognize schools in the area, but his recommendation back to the board is they just recognize Seminole Ridge High School due to time limitation. Vice Mayor Langowski also mentioned the board wanted to recognize the Student Liaison that has been serving the board for the last two years.

E. Mayor JohnPaul O'Connor – Mayor O'Connor discussed the homes built by Seminole Ridge High School students and the accomplishments that have been made by providing these homes to the Habitat for Humanity.

REPORT – STAFF

Palm Beach County Fire Rescue, District Chief, Amanda Vomero, discussed the call volume and response times for the month of April.

REPORT - CITY ATTORNEY

Mr. Doody had no comments or updates.

REPORT - CITY MANAGER

Mr. Cassel stated the July meeting falls on the July holiday and discussed the next date. Council agreed to hold the July meeting on the second Tuesday of the month, July 11th, 2023.

Mr. Cassel also discussed the number of registered voters within the city, noting there are 3,097 registered voters within the city.

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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 further comments, next item followed.

ADJOURNMENT

There being no further business, Mayor O'Connor adjourned the meeting at 6:36 PM.