

# CITY OF WESTLAKE



## MINUTES

### **City Council Regular Meeting**

Wednesday, April 26, 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 Wednesday, April 26, 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 684 4907

Password: hello

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

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

Meeting ID: 2632 684 4907

As a preliminary matter, Ms. Burgess noted that council members are present physically constituting a quorum.

Ms. Burgess confirmed Mr. Don Hearing, of Cotleur and Hearing, was virtually present.

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 March 14, 2023, to order at 6:10 p.m.

### **ROLL CALL**

Present and constituting a quorum:

Councilwoman Charlotte Leonard

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., City Attorney

Zoie Burgess, City Clerk

Nilsa Zacarias, Planning and Zoning Director

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**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. There being none Mayor O'Connor called for a motion to approve agenda as presented.

Motion by Vice Mayor Langowski to amend agenda, 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).

**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 a comment card was received prior to the meeting from resident Kevin Summey. Ms. Burgess asked for Mr. Summey to go to podium and state his name and address for the record.

**Public Comment - Kevin Summey – 15763 Goldfinch Circle** – Mr. Summey asked if there have been any discussions concerning traffic signals and flashing arrows located on Town Center North and Seminole Ridge. Mr. Summey stated the traffic signal has a wait time of about six to seven minutes with no traffic. Mr. Cassel stated the traffic signals belong to the county and the city has requested and agreed to pay for modifications to the signals to have four signal lights to allow left hand turns when no traffic is present.

Mr. Summey also wanted to know if the city workers are hired by the city of Westlake or are they contracted workers. Mr. Cassel explained the structure of the City of Westlake, and stated the city does not have any employees. Per the charter all individuals are contracted. Mr. Summey asked if there was any leeway on the charter or if that was the way it was going to stay.

Mayor O'Connor interjected, noting the charter can be amended with a council vote. Mayor O'Connor stated the way the charter is written helps with how the tax dollars are being used.

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

Mr. Cassel wanted to add, he has a coffee with the manager once a month where he provides a manager's view of what's going on in the city and what is expected to come and what he is allowed to discuss publicly. He also answers questions and concerns at this meeting.

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 - February
- B. Minutes\_Regular City Council Meeting - 03.14.2023 DRAFT

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

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

### **PRESENTATIONS/PROCLAMATIONS**

- A. Presentation - If I Were Mayor Essay Contest Second Place Winner

**Presented By:** Florida League of Mayors, Executive Director Scott Dudley

Mayor O'Connor identified Executive Director to the Florida League of Mayors, Mr. Scott Dudley was present to present an award to the second-place winner of "If I Were a Mayor," essay contest.

Mr. Dudley stated the Florida League of Mayors holds an annual contest for sixth, seventh, and eight graders for an essay on "If I Were Mayor." From the 800 submittals, Mr. Dudley wanted to present the second-place winner of the essay who is also a resident of the City of Westlake. The winner was presented with a certificate, a plaque, and a \$250.00 gift card. Mr. Dudley read part of the essay that made her essay stand out to win her second place.

The essay winner's parents were called to the dais to take a picture with council and Mr. Dudley.

Mayor O'Connor moved to the next item that followed.

### **PUBLIC HEARING - QUASI JUDICIAL**

- A. **QUASI JUDICIAL** - A Resolution for the Plat of Terraces of Westlake – Phase I

**Submitted By:** Engineering

#### **RESOLUTION 2023-12**

**A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, APPROVING THE TERRACES OF WESTLAKE - PHASE I, BEING A REPLAT OF A PORTION OF TRACT "A", WESTLAKE POD I AND POD J, PLAT BOOK 130, PAGES 153 AND 154, PUBLIC RECORDS OF**

**PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 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 and asked Mr. Doody to swear in individuals who intend to testify and to read item by title only.

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.

Donaldson Hearing, on behalf of Minto PBLH, LLC, discussed PowerPoint presentation on the Plat for the Terraces of Westlake Phase I, presented at council meeting. The Terraces of Westlake include a total of 250 homes. Mr. Hearing discussed the layout and expectations of the new homes and stated how they will be different than the ones that are currently being built.

Councilmembers discussed the Plat presented for the Terraces of Westlake.

John Carter, Senior Vice President for Mintos Communities, discussed some updates. Mr. Carter stated Skycove has been completely sold out and the Crossings are sold at about fifty percent.

Mayor O'Connor called for 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.

Motion by Vice Mayor Langowski to approve Resolution 2023-12, seconded by Councilwoman Valle Ron.

**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).

**PUBLIC HEARING**

**A. SECOND READING:** Ordinance 2023-01 – Chapter 3. Amendment (Essential Facilities and Services)

**Submitted By:** Planning and Zoning

**ORDINANCE NO. 2023-01**

**AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, AMENDING ORDINANCE NO. 2019-9 AS SET FORTH IN THE CITY'S CODE OF ORDINANCES; PROVIDING FOR THE CREATION OF SECTION 3 TO BE ENTITLED "ESSENTIAL FACILITIES AND SERVICES" ; PROVIDING FOR ESSENTIAL FACILITIES SERVICES; PROVIDING FOR HEIGHT OF STRUCTURES; PROVIDING FOR SCREENING AND BUFFERING; PROVIDING FOR EXEMPTIONS FROM PROPERTY DEVELOPMENT REGULATIONS; PROVIDING FOR SETBACK REQUIREMENTS; 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 the second reading of Ordinance 2023-01. Mr. Leon stated the Ordinance was approved at first reading and staff recommends approval. Mr. Leon stated the language has been cleaned up and some has been revised.

Mayor O'Connor called for Council comments.

Mr. Doody clarified that the Ordinance was adopted at first reading. Mr. Doody stated what is being discussed are recommendations from staff to amend the existing ordinance that was adopted at first reading. Mr. Doody stated if council agrees with the changes he asks for council to entertain a motion to amend the ordinance and then adopt the ordinance as amended.

Mayor O'Connor called for Council comments. There being none Mayor O'Connor asked for a motion to adopt Ordinance as amended. Mr. Doody clarified it needs to be amended first.

Mayor O'Connor called for any additional 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 amend Ordinance 2023-01.

Motion by Councilwoman Leonard to approve the amendment to Ordinance 2023-01 as recommended by staff, seconded by Councilman Martinez.

**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).

Mayor O'Connor asked for a motion to adopt the amended Ordinance.

Motion by Councilwoman Valle Ron to adopt the amended Ordinance 2023-01, 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).

**NEW BUSINESS**

- A. RESOLUTION 2023-10 - Selecting a Member of the City Council to serve in the position of Vice-Mayor Until April 2, 2024

**Submitted By:** Administration

**RESOLUTION 2023-10**

**A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, SELECTING A MEMBER OF THE CITY COUNCIL TO SERVE IN THE POSITION OF VICE-MAYOR UNTIL APRIL 2, 2024, PURSUANT TO THE CITY'S CHARTER; 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.

Council discussed Resolution 2023-10 and discussed reelecting Vice Mayor Langowski as Vice Mayor. Mr Doody asked for council to make a motion.

Motion by Councilwoman Leonard to select current Vice Mayor Langowski to remain serving as Vice Mayor on the City Council, 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).

Mr. Doody called for the mayor to entertain a motion to adopt the resolution. Mayor O'Connor asked for a motion to adopt the resolution.

Motion by Councilwoman Valle Ron to adopt Resolution 2023-10, 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).

- B. RESOLUTION 2023-11 - Appointing a Voting Delegate and Alternate Voting Delegates to the Palm Beach County League of Cities

**Submitted By:** Administration

**RESOLUTION 2023-11**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, APPOINTING \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_ AS THE CITY'S VOTING DELEGATE AND ALTERNATES TO THE PALM BEACH COUNTY LEAGUE OF CITIES, INC.; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

Mayor O'Connor introduced item and asked for Mr. Doody read item, by title only, into the record. Mr. Doody asked for the mayor to entertain an appointment to fill in the blanks of the resolution.

Council discussed appointments and alternates.

Mayor O'Connor asked for a motion to keep himself as the first person, Vice Mayor to be second, all of council to be named as alternates and then the city manager.

Motion by Councilwoman Leonard to adopt resolution 2023-11 appointing the Mayor then Vice Mayor Langowski, then all of council and then the city manager as the cities voting delegates and alternates to the Palm Beach County League of Cities, seconded by Councilman Martinez.

**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).

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

Mayor O'Connor called for a motion to adopt Resolution 2023-11.

Motion by Councilman Martinez to adopt Resolution 2023-11, seconded by Councilwoman Valle Ron.

**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).

**CITY COUNCIL COMMENTS**

A. Councilwoman Charlotte Leonard - Councilwoman Leonard read out an article pertaining to Seminole Ridge High School and their tenth home they completed building for Habitat for Humanity.

B. Councilman Julian Martinez – Councilman Martinez stated the SpringFest was amazing and had a great turnout.

C. Councilwoman Pilar Valle Ron – Councilwoman Valle Ron thanked Palm Beach Sheriffs Office for all of their help and volunteers provided to the Safety and Health Awareness Day that was recently held. Councilwoman Valle Ron discussed the success of the safety event.



D. Vice Mayor Greg Langowski – Vice Mayor Langowski thanked the Mayor and council for reelecting him as Vice Mayor.

E. Mayor JohnPaul O'Connor – Mayor O'Connor stated his excitement for the proposed park and his excitement for the Terraces Plat that was presented. He also thanked staff and the rest of council for all of their help and hard work with the events.

### **REPORT - STAFF**

#### A. Palm Beach County Fire Rescue Response Time Report - March 2023

Mayor O'Connor called Phillip Oliverra from Palm Beach County Fire Rescue to discuss his monthly report. Mr. Oliverra stated this is his last meeting as he has been promoted and he introduced the new District Chief Amanda Vomero. Ms. Vomero introduced herself and discussed the Palm Beach County Fire Rescue Response Time report for March 2023.

Palm Beach Sheriffs Office Deputy Turner discussed his interest in opening a boys club in the city and is currently having meetings to help spearhead the program. Deputy Turner also discussed his interest in having a Citizens on Patrol program in the area. This will provide additional cars on the road watching for crime and reporting it to Police officers on duty.

### **REPORT - CITY ATTORNEY**

Mr. Doody discussed the senate is passing certain bills that might affect the city that will require council to provide their income. His office is closely monitoring any changes that might affect the city.

### **REPORT - CITY MANAGER**

Mr. Cassel discussed FourthFest is already being planned and vendors are being secured. Mr. Cassel also stated Seminole Improvement District will provide site plans at the following meeting regarding their new facilities.

### **PUBLIC COMMENTS AND REQUESTS**

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Ms. Burgess gave the virtual audience a moment to comment. There being no additional comments next item followed.

### **ADJOURNMENT**

There being no further business, Mayor O'Connor adjourned the meeting at 7:12 PM.