

CITY OF WESTLAKE



MINUTES

City Council Regular Meeting

Tuesday, October 1, 2024, at 6:00 PM

The Lodge at Westlake Adventure Park
5490 Kingfisher Blvd.
Westlake, Florida 33470

CITY COUNCIL:

JohnPaul O'Connor, Mayor
Greg Langowski, Vice Mayor
Gary Werner, 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, P.E., ENV SP, City Engineer

CALL TO ORDER

Mayor O'Connor called the City of Westlake regular meeting and first budget hearing of Tuesday, October 1, 2024, to order at 6:00 PM.

ROLL CALL

Present and constituting a quorum:

Councilman Gary Werner
Councilman Julian Martinez
Councilwoman Charlotte Leonard
Vice Mayor Greg Langowski
Mayor JohnPaul O'Connor

Also present:

Kenneth Cassel, City Manager
Zoie Burgess, City Clerk
Jennifer Hankins, Deputy City Clerk

Present Online:

Sean M. Swartz, Esq., City Attorney
Osniel Leon, AICP, Principal Planner

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.

Motion by Vice Mayor Langowski to approve the agenda, seconded by Councilman Martinez.

UPON ROLL CALL:

Councilman Werner	YES
Councilman Martinez	YES
Councilwoman Leonard	YES
Vice Mayor Langowski	YES
Mayor O'Connor	YES

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

PUBLIC COMMENTS

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, and prior to addressing Council, state your name and address for the record. All public comments will be noted and may receive a response if necessary. Any follow-up will be handled by staff later.

Public Comment – Mr. Bobby Farber - 4829 Saint Armands Way – Mr. Farber inquired about streetlights, and the presentation of the entry signs with poor lighting and a need for upkeep. He continued, inquiring about the opening of Persimmon loop.

Public Comment – Mr. Ted Sarandis – 15780 Crestwind Place – Mr. Sarandis asked for a moment of pause to pray for Israel and further requested that the City host a Town Hall meeting.

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. Minutes_City Council Regular Meeting - 07.02.2024 DRAFT
- B. Minutes_City Council Special Meeting - 07.16.2024 DRAFT
- C. Minutes_City Council Budget Workshop - 08.06.2024 DRAFT
- D. Minutes_City Council Regular Meeting & First Budget Hearing - 09.03.2024 DRAFT
- E. Minutes_City Council Final Budget Hearing - 09.11.2024 DRAFT

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

Motion by Vice Mayor Langowski to approve the consent agenda, seconded by Councilman Werner.

UPON ROLL CALL:

Councilman Martinez	YES
Councilwoman Leonard	YES
Vice Mayor Langowski	YES
Mayor O'Connor	YES
Councilman Werner	YES

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

PUBLIC HEARING

- A. SECOND READING:** Ordinance 2024-03 – CHAPTER 8 ENTITLED “PARKING REGULATIONS” AMENDING SECTION 7 ENTITLED “RECREATIONAL VEHICLES, TRAILERS AND WATERCRAFT”

Submitted By: Planning and Zoning

ORDINANCE NO. 2024-03

AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, AMENDING THE CODE OF ORDINANCES BY SPECIFICALLY AMENDING CHAPTER 8 ENTITLED “PARKING

REGULATIONS” BY SPECIFICALLY AMENDING SECTION 7 ENTITLED “RECREATIONAL VEHICLES, TRAILERS AND WATERCRAFT”; PROVIDING FOR DEFINITION OF TRAILERS; PROVIDING FOR PROHIBITION OF PARKING ON RIGHTS OF WAY; PROVIDING FOR THE DELETION OF ARTICLE 8.9 (E) RELATIVE TO ELECTRIC VEHICLE CHARGING STATIONS; PROVIDING FOR THE AMENDMENT TO TABLE 8-6 ENTITLED “REQUIRED OFF-STREET PARKING SPACES”; PROVIDING FOR CODIFICATION, PROVIDING FOR A CONFLICTS, PROVIDING FOR SEVERABILITY, AND PROVIDING AN EFFECTIVE DATE.

Mayor O'Connor introduced the item.

Mr. Swartz read the Resolution, by title only, into the record.

Mayor O'Connor asked for presentations.

The City Manager stated there were no word changes, but in the final draft the first section, applicability, should have been identified as red-lined.

Mr. Leon gave clarity to the changes added on September 3, 2024, based on Council requests.

Mayor O'Connor asked about the definition of swamp buggy and pull trailer.

Mr. Leon explained that the definitions are listed in the Code. Mr. Cassel further explained that when the Code was written, all definitions were put in one place to better help when changes were needed in the future. This means changes would be in that one section versus finding the definition throughout the entire Code.

Mayor O'Connor called for public comments.

Kathryn Rossmell - Minto PBLH, LLC –360 S Rosemary Ave, Ste 1100 – Ms. Rossmell asked to be sworn in with legal to speak on the second reading.

Mr., Swartz wore in Ms. Rossmell.

Ms. Rossmell thanked the City Manager for bringing more attention to Section One - Applicability language. She requested that when it is approved, it is made clear that the approval is with the applicability section being added as new language and requested permission that a copy of the Ordinance with that formatting be filed so there is no confusion moving forward.

Council confirmed there were no ex-parte communications.

Mayor O'Connor confirmed approval of Ms. Rossmell adding a copy of the Ordinance for the record.

Mayor O'Connor closed public comment and asked for a motion.

Motion by Councilman Werner to approve the second reading of Ordinance 2024-03, seconded by Councilman Martinez.

UPON ROLL CALL:

Councilwoman Leonard	YES
Vice Mayor Langowski	YES
Mayor O'Connor	YES
Councilman Werner	YES
Councilman Martinez	YES

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

CITY COUNCIL COMMENTS

A. Councilwoman Charlotte Leonard - No comment.

B. Councilman Julian Martinez - No comment.

C. Councilman Gary Werner - No comment.

D. Vice Mayor Greg Langowski – Seeking consensus to do a proclamation for Veteran’s Day and the Palm Beach County Fire-Rescue 40th Anniversary.

E. Mayor JohnPaul O'Connor – Thanked the public for participating in comments and reminded residents to wear pink for the Month of October being Breast Cancer Awareness Month.

REPORT – STAFF

Lieutenant Sowers of the Palm Beach County Sheriff’s Office provided the monthly crime and incident report. Lt. Sowers continued, noting efforts being made with the City Manager on miscellaneous traffic hot spots along with receiving calls from citizens throughout the City.

District Chief Adams provided the monthly incident report. Chief Adams discussed the assistance given to citizens with Hurricane Helene.

REPORT - CITY ATTORNEY

No comment.

REPORT - CITY MANAGER

Mr. Cassel discussed his reoccurring virtual “Coffee with the Manager” that is every second Tuesday of the month at 6:00 pm. Mr. Cassel continued identifying the new Administrative Policy & Procedure for Travel. He explained the need for more documentation from Council as they continue to travel so that we are meeting all requirements for future audits.

PUBLIC COMMENTS

No public comments.

ADJOURNMENT

There being no further business, Mayor O'Connor adjourned the meeting at 6:29 PM.

Zoie P. Burgess, City Clerk

JohnPaul O'Connor, Mayor