

CITY OF WESTLAKE



MINUTES

City Council Regular Meeting

Friday, November 01, 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

A regular meeting and first budget hearing of the City Council of the City of Westlake was held on Friday, November 1, 2024, at 6:00 PM., at The Lodge at Westlake Adventure Park, 5490 Kingfisher Blvd. Members of the public also attended 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 479 6785

Password: hello

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

United States Toll: +1-650-479-3208

Meeting ID: 2632 479 6785

CALL TO ORDER

Mayor O'Connor called the City of Westlake regular meeting hearing of Friday, November 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
Donald J. Doody, Esq., City Attorney
Zoie Burgess, City Clerk
Jennifer Hankins, Deputy City Clerk
Osniel Leon, AICP, Principal Planner
Suzanne Dombrowski, P.E, ENV SP, City Engineer

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 Werner.

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 – Ms. Stormi Bivin – 16100 Key Biscayne Lane – Ms. Bivin gave a proposal on behalf of the Wellington Garden Club to place a Blue Star Memorial Marker to be located at the new Westlake Civic Park being planned on the west side of Seminole Pratt Whitney Rd. Ms. Bivin stated the star would be to honor Veterans at no cost to the City of Westlake, maintenance will be kept by the City of Westlake/SID but asks the Wellington Garden Club to be included with the flowers planted. Ms. Bivin presented Council with the NGC brochure, Order form (for reference only) & photos of Wellington Veterans Park Blue and Gold Star Memorial installations, and comment presentation to retain for records.

Public Comment – Mr. Bobby Farber - 4829 Saint Armands Way – Mr. Farber gave a follow-up concerning the lighting of the marques not being visible. He stated the color was purple, the northside still had no lights, and states most of the marques do not have a streetlight and it wasn't landscaped.

PRESENTATIONS/PROCLAMATIONS

A. Proclamation 2024-14 - Veterans Day

Mayor O'Connor identified the Veterans Day Proclamation sponsored by Vice Mayor Langowski and read item into record.

B. Proclamation 2024-15 - Palm Beach County Fire-Rescue 40th Anniversary

Mayor O'Connor identified the Palm Beach County Fire-Rescue 40th Anniversary Proclamation sponsored by Vice Mayor Langowski and read item into record, presented it to the Palm Beach County Fire-Rescue and took a picture.

C. Westlake The Magazine

Mayor O'Connor introduced Barry Manning, CEO and owner of Wellington Town Crier to give presentations about Westlake The Magazine.

Presentations from Mr. Barry Manning – Owner of Wellington Town Crier – Mr. Manning announced that he is launching a new magazine titled Westlake The Magazine during January 2025. He explained the magazine will have features, meaningful material about Westlake, and unlike the previous magazines, this magazine will be mailed to the residents of Westlake directly. He asked to be welcomed to proceed with the magazine.

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 - August 2024
- B. Monthly Financial Report - September 2024
- C. Minutes_City Council Regular Meeting - 10.01.2024 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 Councilwoman Leonard.

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 - QUASI JUDICIAL

- A. SPM-2024-06: The applicant** is requesting a Site Plan Modification approval for Parcel B within Shoppes of Westlake Landings Commercial Plaza. Parcel B is located on the east side of The Shoppes of Westlake Landings, located west of Seminole Pratt Whitney Road. The applicant is requesting to replace all the brick paver crosswalks with crosswalk striping for all of Parcel B; add a landscape island along the east elevation of the north building; remove one (1) parking space and adjust the parking total number; add two (2) designated "PICK UP ONLY" parking spaces for a takeout restaurant (Chipotle); and add smooth stucco finish on the top corner (southeast) of the south building façade.

Submitted By: Planning and Zoning

Mayor O'Connor introduced item and asked for Mr. Doody to swear in witnesses.

Mr. Doody swore in all witnesses who would be providing testimony.

Mayor O'Connor asked for members to disclose any ex-parte communications. Members stated no. Mayor O'Connor called for presentations.

Planning & Zoning PowerPoint presented by Osniel Leon.

Applicant presentation, presented by Donaldson Hearing of Cotleur & Hearing on behalf of DKC Westlake Landings, LLC. Mr. Hearing requested to move forward without adding the brick paver crosswalks as the permits issued to the engineering department did not have the crosswalks shown. Mr. Hearing advised that staff told him it wasn't a requirement of the code, but something volunteered by the applicant in the beginning.

Mayor O'Connor opened for public comments, there being none, Mayor O'Connor called for Council comments.

Mayor O'Connor asked about the site plan presented with paver crosswalks shown.

Mayor O'Connor asked the City Manager for clarity of how site plans are approved, and engineering plans are different.

Councilman Werner asked about a person submitting a plan through the city counter; what's the process.

Suzanne Dombrowski, City Engineer, answered by stating if a person comes in with an engineering plan, it cannot be approved unless there is a site plan in place or a historical record of a site plan. Therefore, a permit cannot be given to start building.

Ms. Dombrowski explained that the City Council approves the site plan. Ms. Dombrowski stated there was an oversight in noticing the engineering permit plans to build the site were different than the site plans.

The Council, Planning and Zoning, City Engineer, and the applicants had an open discussion about the site plans and the permits.

Applicant Patrick Christie spoke on behalf of DKC Westlake Landings, LLC. Mr. Christie stated that the issue was not brought to their attention until final inspections. He asked to do a partial crosswalk as a shared responsibility for the missing brick pavers.

Donaldson Hearing recommended pavers near Parcel B which is located on the north end of the map shown, a crosswalk extending into 7-11 to the north, and a crosswalk at the main entrance near the south from Landings Drive.

Council had an open discussion concerning the crossing pavers with the applicant and the City Engineer.

Mayor O'Connor called for a motion.

Motion by Councilwoman Leonard to approve SPM-2024-06 with the five identified exterior areas and with the interior areas with striping, seconded by Vice Mayor Langowski.

UPON ROLL CALL:

Councilwoman Leonard	YES
Vice Mayor Langowski	YES
Mayor O'Connor	YES
Councilman Werner	NO
Councilman Martinez	YES

Motion carried, with Councilman Werner dissenting (4-1).

- B. SPM-2024-05:** The applicant is requesting a Site Plan Modification approval for Parcel C within Shoppes of Westlake Landings Commercial Plaza, to replace all the previously approved brick paver crosswalks with crosswalk striping. Parcel C is developed with three (3) separate restaurants with drive thru. The subject site is located at 4751, 4801, and 4775 Seminole Pratt Whitney Road. West Westlake, FL 33470.

Submitted By: Planning and Zoning

Mayor O'Connor introduced item and asked for Mr. Doody to swear in witnesses.

Mr. Doody swore in all witnesses who would be providing testimony.

Mayor O'Connor asked for members to disclose any ex-parte communications. Members stated no. Mayor O'Connor called for presentations.

Planning & Zoning PowerPoint presented by Osniel Leon.

Applicant presentation, presented by Donaldson Hearing of Cotleur & Hearing on behalf of DKC Westlake Landings, LLC. Mr. Hearing suggested adding crosswalks at the entrance, first cross, and the major connection to the multimodal pathway.

Council, Planning and Zoning, City Engineer, and the applicants had an open discussion concerning the crossing pavers.

Council continued conversation about pedestrian traffic and the suggestions of zebra crossing, ladder (piano keys) striping or angled striping on the crosswalks.

Applicant Patrick Christie stated he could complete the striping within a couple of weeks and the pavers would take around six to eight weeks depending on the schedule.

Council continued conversation concerning the different types of crosswalks.

Mayor O'Connor called for a motion.

Motion by Vice Mayor Langowski to approve SPM-2024-05 with Site Plan modification all entrances being red paver brick and including the multimodal pathway with every other site crosswalk being high visibility ladder, seconded by Councilman Martinez.

UPON ROLL CALL:

Vice Mayor Langowski	YES
Mayor O'Connor	YES
Councilman Werner	NO
Councilman Martinez	YES
Councilwoman Leonard	YES

Motion carried, with Councilman Werner dissenting (4-1).

- C. A Resolution for the Plat of Oaks of Westlake – Phase I

Submitted By: Engineering

RESOLUTION 2024-22

A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, APPROVING THE PLAT OF OAKS OF WESTLAKE – PHASE I, BEING IN PART A REPLAT OF ALL OF OPEN SPACE TRACT #5 AND A PORTION OF TRACT "A", PINES OF WESTLAKE - PHASE I, PLAT BOOK 136, PAGES 3 THROUGH 21, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND A PORTION OF SECTIONS 5 AND 8, 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 and asked for Mr. Doody to swear in witnesses.

Mr. Doody swore in all witnesses who would be providing testimony.

Mayor O'Connor asked for members to disclose any ex-parte communications. Members stated no. Mayor O'Connor called for presentations.

Suzanne Dombrowski, City Engineer stated staff recommended approval.

Applicant presentation, presented by Donaldson Hearing of Cotleur & Hearing on behalf of PBLH, LLC. Mr. Hearing discussed the Oaks of Westlake Phase I having 266 homes. Mr. Hearing asked that the motion include the staff memorandum dated November 1, 2024, those being updated prior to going on record.

Mayor O'Connor opened for public comments, there being none, Mayor O'Connor called for Council comments.

Councilman Werner asked if there are a new set of models for this project or are they the ones that already exist.

Mr. Hearing answered stating they are the same models that already exist.

Mayor O'Connor called for a motion.

Motion by Councilman Werner to approve for the Plat of Oaks of Westlake Phase I, Resolution 2024-22, seconded by Councilman Martinez.

Mr. Doody read the Resolution, by title only, into the record. Mr. Doody asked if the makers of the motion would accept the inclusion of the correspondence referenced in the presentation by the applicant.

Councilman Werner stated the motion includes.

UPON ROLL CALL:

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

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

D. A Resolution for the Plat of Terraces of Westlake – Phase III

Submitted By: Engineering

RESOLUTION 2024-23

A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, APPROVING THE PLAT OF TERRACES OF WESTLAKE – PHASE III, BEING A REPLAT OF A PORTION OF TRACT "A", A PORTION OF OPEN SPACE TRACT #7, ALL OF OPEN SPACE TRACT #8, ALL OF TRACTS "B-6" AND "B-7" AND ALL OF LOTS 202 THROUGH 226, TERRACES OF WESTLAKE - PHASE II, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 137, PAGES 97 THROUGH 101, INCLUSIVE, ALSO BEING A REPLAT OF A PORTION OF TRACT "A", WESTLAKE POD I AND POD J, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 130, PAGES 153 AND 154, INCLUSIVE, BOTH OF THE PUBLIC RECORD 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 for Mr. Doody to swear in witnesses.

Mr. Doody swore in all witnesses who would be providing testimony.

Mayor O'Connor asked for members to disclose any ex-parte communications. Members stated no. Mayor O'Connor called for presentations.

Suzanne Dombrowski, City Engineer stated staff recommended approval.

Applicant presentation, presented by Donaldson Hearing of Cotleur & Hearing on behalf of Minto PBLH, LLC. Mr. Hearing discussed the request for an extension on the third phase of the Terraces of Westlake. Mr. Hearing proposed an additional 266 homes.

Mayor O'Connor opened for public comments, there being none, Mayor O'Connor called for Council comments.

Councilman Werner asked if there is an amenity associated with the Phase.

Mr. Hearing stated there was none. Mr. Hearing mentioned the amenity is Fitness Park.

Mayor O'Connor called for a motion.

Motion by Vice Mayor Langowski to approve Resolution 2024-23, seconded by Councilwoman Leonard.

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

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).

NEW BUSINESS

- A. Art In Public Places Advisory Board - Consideration and Appointment of Kim Lanza as a Regular Advisory Board Member

Submitted By: City Clerk's Office

RESOLUTION NO. 2024-21

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, APPOINTING ONE (1) MEMBER TO SERVE ON THE ART IN PUBLIC PLACES ADVISORY BOARD; PROVIDING FOR CONFLICTS, PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Mayor O'Connor introduced the item stating there currently remain three (3) vacant positions on the Arts and Public Places Advisory Board: one (1) regular member seat, two (2) alternate and one student member.

Mayor O'Connor called for Council discussions.

Councilman Werner stated based off her resume, she is a well-qualified applicant, and he would be excited to see her participate with our Arts and Public Places Advisory Board.

Motion by Vice Mayor Langowski to appoint Kim Lanza as a Regular Member of the Art and Public Places Advisory Board, 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).

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

Mayor O'Connor called for a motion to adopt the Resolution.

Motion by Councilman Martinez to adopt the Resolution, seconded by Vice Mayor Langowski.

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 – Wished all a Happy Thanksgiving.

B. Councilman Julian Martinez - Wished all a Happy Thanksgiving and reminded everyone about the Westlake 5K quickly approaching on January 25th.

C. Councilman Gary Werner - Wished all a Happy Thanksgiving and Happy Veterans Day. Councilman Werner thanked the Wellington Garden Club for their presentation. He stated he would like to see the pavers in the crosswalk codified and asked Council to support putting this on the agenda for future review.

D. Vice Mayor Greg Langowski – Vice Mayor gave an update on the Education Advisory Board meeting stating that coming on the December agenda, Council would like to present a check to Golden Grove Elementary School principal, Linda Edgecomb for the \$2,014.02 to be used for recess equipment. Vice Mayor discussed the City park and the new members of the State Legislative delegation visiting after next Tuesday. This conversation is to ask for money so that the City of Westlake could be among those receiving money from the state.

E. Mayor JohnPaul O'Connor - Mayor stated he would like for Councilman Martinez to present the check to Principal Linda Edgecomb at the December Council meeting. Mayor discussed the Westlake Holiday Popup Market scheduled for December 8th. Mayor also reminded those about voting. Wished all a Happy Thanksgiving.

REPORT – STAFF

No additional comments.

REPORT - CITY ATTORNEY

Wished all a Happy Thanksgiving.

REPORT - CITY MANAGER

Wished all a Happy Thanksgiving. Asked Council to change the December Council Meeting date from the 3rd to December 10th as Council will be traveling. Mr. Cassel gave information about the RFP for a comprehensive master plan for transportation for the county.

It was decided there was quorum for the date change. December 10, 2024, has been confirmed for the December Regular City Council Meeting.

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 stated that after four or five months without transportation and several discussions, he is excited something is being done about it.

Public Comment – Mr. Aaron Hawkins – Stuart, Florida – Mr. Hawkins introduced himself and discussed his candidacy for State Representative.

ADJOURNMENT

There being no further business, Mayor O'Connor adjourned the meeting at 7:45 PM.

Zoie P. Burgess, City Clerk

JohnPaul O'Connor, Mayor