

# CITY OF WESTLAKE



## MINUTES

### **City Council Regular Meeting**

Thursday, March 20, 2025 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  
Eric Gleason, 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  
Osniel Leon, AICP, Planning and Zoning  
Suzanne Dombrowski, P.E., ENV SP, Engineering

A regular meeting of the City Council of the City of Westlake was held on Thursday, March 20, 2025, 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: 2862 785 8815  
Password: hello

2. Participants also dialed in using the following number:

United States Toll: +1-650-479-3208  
Meeting ID: 2862 785 8815

### **CALL TO ORDER**

Mayor O'Connor called the City of Westlake regular meeting of Thursday, March 20, 2025, to order at 6:00 PM.

### **ROLL CALL**

Present and constituting a quorum:

Councilman Gary Werner  
Councilman Erik Gleason  
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

### **ABSENT**

Councilwoman Charlotte Leonard

### **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.

Motion by Councilman Gleason to approve the agenda, seconded by Councilman Werner.

## **UPON ROLL CALL:**

Councilman Werner	YES
Councilman Gleason	YES
Vice Mayor Langowski	YES
Mayor O'Connor	YES

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

## **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.*

There were no public comments.

## **PRESENTATIONS/PROCLAMATIONS**

- A. Proclamation 2025-01 - Let's Move Palm Beach County
- B. Proclamation 2025-02 - Florida Bicycle Month
- C. Proclamation 2025-03 - Women's History Month
- D. Proclamation 2025-04 - Julian Martinez

Mayor O'Connor identified each Proclamation and read into record.

- E. Introduction of the Magazine *Westlake Living*  
**Presented By:** Carla Linn

Ms. Linn gave a brief presentation on Westlake's newest magazine, *Westlake Living*.

## **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 - January 2025
- B. Minutes\_City Council Special Meeting - 02.25.2025 DRAFT
- C. Minutes\_City Council Regular Meeting - 02.11.2025 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:**

Councilwoman Gleason	YES
Vice Mayor Langowski	YES
Mayor O'Connor	YES
Councilman Werner	YES

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

**PUBLIC HEARING - QUASI JUDICIAL**

- A. A Resolution for the Plat of Westlake West  
**Submitted By:** Engineering

**RESOLUTION 2025-05**

**A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, APPROVING THE PLAT OF WESTLAKE WEST, A SUBDIVISION IN SECTIONS 1, 2, 3 AND 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, AND SECTIONS 5 AND 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, BEING, IN PART, A REPLAT OF THE FOLLOWING: A PORTION OF TRACT O.S.T. #1 AND ALL OF TRACT O.S.T. #2, "PERSIMMON BOULEVARD WEST - PLAT 2", PLAT BOOK 134, PAGES 164 THROUGH 166, INCLUSIVE, AND, A PORTION OF TOWN CENTER PARKWAY, "FPL WESTLAKE SOLAR ENERGY CENTER", PLAT BOOK 126, PAGES 24 AND 25, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. PROVIDING FOR RECORDATION, PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

Mayor O'Connor introduced item and called for the swearing in of witnesses who would be providing testimony.

Mayor O'Connor asked for members to disclose any ex-parte communications. Council confirmed no communications.

Mayor O'Connor called for presentations.

Applicant presentation presented by Ms. Tara Duhy, President of Lewis, Longman & Walker P.A. on behalf of the applicant Minto PBLC LLC.

Ms. Duhy stated that the boundary plat has been prepared in conjunction with 60th Street right-of-way dedication. Ms. Duhy further explained that the application complies with the published criteria, approval is non-discretionary and must be granted.

Mr. Donaldson Hearing, of Cotleur Hearing, continued the presentation on behalf of the applicant, Minto PBLC LLC.

Council and the applicants had an open discussion concerning 60<sup>th</sup> Street and right-of-way.

Mayor O'Connor opened public hearing for comments. There being none, Mayor O'Connor closed the public hearing.

Mayor O'Connor called for a motion.

Motion by Councilman Werner to approve Resolution 2025-05 for the plat of Westlake west as recommended by staff, seconded by Vice Mayor Langowski.

**UPON ROLL CALL:**

Vice Mayor Langowski	YES
Mayor O'Connor	YES
Councilman Werner	YES
Councilman Gleason	YES

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

- B. **DOM-2025-01:** Application of Westlake Palms, LLC requesting a development order modification to the previously approved conditions of approval. The applicant is requesting to amend one (1) condition of approval that reads “The selection of the artwork shall be approved by the City Council prior to issuance of a building permit” and requesting to modify it to “The selection of the artwork shall be approved by the City Council prior to Certificate of Occupancy.”

**Submitted By:** Planning and Zoning

Mayor O’Connor introduced item and called for the swearing in of witnesses who would be providing testimony.

Mayor O’Connor asked for members to disclose any ex-parte communications. Mayor O’Connor identified that he had communication with the applicant. The remaining Council had no communication.

Staff PowerPoint Presentation presented by City Planner, Mr. Osniel Leon. Mr. Leon identified the applicant’s request for a development order modification to one (1) previously approved condition of approval. Mr. Leon identified the requested language modification: “The selection of the artwork shall be approved by the City Council prior to issuance of a building permit” changed to “The selection of the artwork shall be approved by the City Council prior to Certificate of Occupancy”.

Mr. Donaldson Hearing presented on behalf of the applicant, Westlake Palms, LLC, requesting the modification, noting that the applicant is working with an artist to incorporate a sculpture to the approved “non-residential pod entry monument sign” for this project. Mr. Hearing further noted that more time is needed to finalize that design and specifications, and to then submit an Art in Public Places application to the City.

Mr. Hearing provided additional details on the proposed sign and sculpture.

Mayor O’Connor opened public hearing for comments. There being none, Mayor O’Connor called for a motion.

Motion by Councilman Gleason to approve the request to amend the development order with conditions, seconded by Councilman Werner.

**UPON ROLL CALL:**

Mayor O’Connor	YES
Councilman Werner	YES
Councilman Gleason	YES
Vice Mayor Langowski	YES

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

**NEW BUSINESS**

- A. Appointing a Voting Delegate and Alternate Voting Delegates to the Palm Beach County League of Cities

**Submitted By:** City Clerk’s Office

**RESOLUTION 2025-06**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, APPOINTING JOHNPAUL O’CONNOR, GREG LANGOWSKI, GARY WERNER, ERIK GLEASON, AND CHARLOTTE LEONARD 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 the item and further explained. There being no additional comments, Mayor O'Connor called for a motion.

Motion by Councilman Werner to approve Resolution 2025-06 as presented, seconded by Vice Mayor Langowski.

**UPON ROLL CALL:**

Councilman Werner	YES
Councilman Gleason	YES
Vice Mayor Langowski	YES
Mayor O'Connor	YES

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

- B. RESOLUTION 2025-07 - Public Records Exemption  
**Submitted By:** City Clerk's Office

**RESOLUTION 2025-07**

**A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, URGING THE FLORIDA STATE LEGISLATURE TO ENACT LEGISLATION TO PROVIDE A PUBLIC RECORDS EXEMPTION FOR MUNICIPAL CLERKS AND EMPLOYEES WHO PERFORM MUNICIPAL ELECTIONS WORK OR HAVE ANY PART IN CODE ENFORCEMENT FUNCTIONS OF A CITY AND PROVIDING FOR AN EFFECTIVE DATE.**

Mayor O'Connor introduced the item.

Mayor O'Connor asked for the City Attorney and the City Clerk to elaborate on the purpose of the Resolution.

Ms. Burgess explained that municipal staff who perform duties that include, or result in, investigations into complaints regarding election fraud, legal enforcement of hearings related to neglect or abuse, or other activities that could lead to criminal prosecution are exposed to threats and other acts of violence. Therefore, the Florida Association of City Clerks is urging cities to pass a resolution that a public records exemption be put in place for those Municipal Clerks and employees who perform municipal elections work.

Mayor O'Connor and Council agreed. Mayor O'Connor asked for Council comments, there being none, Mayor O'Connor called for a motion.

Motion by Vice Mayor Langowski to approve Resolution 2025-07 for the public records exemption, seconded by Councilman Gleason.

**UPON ROLL CALL:**

Councilman Gleason	YES
Vice Mayor Langowski	YES
Mayor O'Connor	YES
Councilman Werner	YES

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

## **CITY COUNCIL COMMENTS**

- A. Councilman Erik Gleason – He thanked the Mayor, Vice Mayor and Council members for being able to sit on the Council.

Councilman Gleason explained his request to the City Manager to utilize the City pop-up tent to increase civic engagement. However, it was discovered there is no policy in place to allow the Council to use City assets. He requested that a policy be created to allow the use of City resources to determine when they can and cannot be used.

Councilman Gleason continued comments discussing lighting standards.

The Mayor and Council were in favor of having a policy drafted. The Mayor and Council also discussed issues they have had as well in getting permission to gain access to certain places or resources.

- B. Councilman Gary Werner – Welcomed Councilman Gleason and made a request for a proclamation next month to recognize the Days of Remembrance also known as Yom Hashoah to acknowledge and remember the extermination of many people during Holocaust.
- C. Vice Mayor Greg Langowski – He stated that there will be a presentation next month by the Education Advisory Board and that he would start hosting monthly meetings with the community starting April 5<sup>th</sup> from 10:00 a.m. – 2:00 p.m. to allow citizens to come and express their thoughts and concerns about the City of Westlake.
- D. Mayor JohnPaul O'Connor – He welcomed Councilman Gleason. He mentioned the planning of Westlake elementary school and wanted someone from the Education Advisory Board to liaison with the School Board to have an influence on what the school will look like.

Mayor O'Connor asked staff to change or amend code on term used Low-speed electrical vehicle (LSEV) to reflect golf cart parking so that people know what it is. He stated that SpringFest is April 5<sup>th</sup>.

## **REPORT – STAFF**

Battalion Chief Thomas Parker provided the Palm Beach County Fire Rescue monthly report.

## **REPORT - CITY ATTORNEY**

No comments

## **REPORT - CITY MANAGER**

Mr. Cassel encouraged the public to bring matters to his attention prior to being addressed with the City Council.

## **PUBLIC COMMENTS**

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Public Comment – Chad Isaacson – 15398 Goldfinch Circle – Mr. Isaacson had concerns about the mics and suggested that something be said to the Lodge. He thanked Councilman Gleason for his transparency and being available to the public. He wanted to know if there had been conversation about SID or Minto building a block on 60<sup>th</sup> Street and inquired about a trip to DC for Council.

Public Comment – Anita Kaplan – 5459 Santa Rosa Lane – As Chair of the Education Advisory Board she inquired of the new elementary school and wanted to know about the boundaries and which schools the students would attend.

### **ADJOURNMENT**

There being no further business, Mayor O'Connor adjourned the meeting at 7:09 PM.

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Zoie P. Burgess, City Clerk

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JohnPaul O'Connor, Mayor