

CITY OF WESTLAKE



MINUTES

City Council Comprehensive Plan Workshop

Tuesday, September 02, 2025, at 5:00 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

CALL TO ORDER

Mayor O'Connor called the City Council Comprehensive Plan Workshop on Tuesday, September 2, 2025, to order at 5:00 PM.

ROLL CALL

Present and constituting a quorum:

Councilman Gary Werner
Councilman Erik Gleason
Councilwoman Charlotte Leonard
Vice Mayor Greg Langowski
Mayor JohnPaul O'Connor

Also present:

Kenneth Cassel, City Manager
Zoie Burgess, CMC City Clerk
Odet Izquierdo, Deputy City Clerk
Osniel Leon, AICP, Planning and Zoning
Thuha Nguyen, PE, PTOE, PTP via Planning, Inc.

PLEDGE OF ALLEGIANCE

Mayor O'Connor led the Pledge of Allegiance.

WORKSHOP AGENDA

A. Comprehensive Plan update: Capital Improvement, Infrastructure, Transportation Element

Mr. Leon, Planning Director for the City of Westlake, introduced the second workshop for the Comprehensive Plan. He explained that this workshop would focus on three elements: transportation, capital improvement, and infrastructure elements. He noted that the first workshop had taken place on August 5th and covered administrative, future land use, and housing elements.

Mr. Leon reviewed the timeline for the comprehensive plan update, noting that after all workshops are completed, they anticipate having a Local Planning Agency meeting on December 2nd. He noted that following state submission and review, they expect to adopt the new comprehensive plan by February or March. He explained that the current comprehensive plan was adopted in 2018 through Ordinance 2017-7, and the main policy update required by the state is that planning periods now need to reflect 10-year and 20-year planning horizons instead of the previous 5 and 10 years.

Mr. Ryan Wheeler, Seminole Improvement District's (SID) Engineer, presented on capital improvement and infrastructure elements. He explained that SID's responsibility is to provide service for both existing and future residents within the city. He outlined the two main goals they focused on for the comprehensive plan updates:

1. Capital Improvement Element: Ensuring timely and efficient provision of adequate public facilities for existing and future residents.
2. Infrastructure Element: Providing and maintaining necessary public infrastructure for potable water, wastewater reuse, drainage, solid waste, and aquifer recharge in a manner that encourages a sustainable community.

Mr. Wheeler presented a 5-year capital improvements map, noting that there were fewer projects left within the next 5 years compared to the previous update due to complete development. He displayed maps showing the existing and proposed stormwater and road systems, potable water infrastructure, wastewater infrastructure, and reuse water systems. He emphasized that they must project, design, and be ready for any changes, requiring long-range planning and regular model updates to ensure adequate capacity for both existing and future residents.

Council discussion.

During the question period, Mr. Wheeler provided the following information:

- The city's water is supplied by Palm Beach County Water Utilities through an interlocal agreement, with connections along Seminole Pratt Whitney and a fifth connection by the schools.
- Sewage is treated by Palm Beach County Water Utilities east of the turnpike.
- Reuse irrigation water comes from Palm Beach County Water Utilities, with the city as a secondary user after FPL. The irrigation system serves public streets, homes, and businesses.
- SID tests the water daily at all entry points for parameters including free chlorine and total chlorine, with additional monthly testing. Annual consumer confidence reports are published on the SID website. There have been no significant water quality issues in recent years.

Ms. Thuha Nguyen from Via Planning, serving as the traffic engineer for the project, presented the transportation element. She explained that transportation planning aims to create a safe, convenient, multi-modal transportation system that coordinates with planned future land use.

Data sources for the transportation analysis included:

- The adopted 2018 comprehensive plan
- Palm Beach County Transportation Performance Standards database
- FDOT traffic online resources
- Context classification guidelines

Ms. Nguyen presented roadway context classifications, noting that Seminole Pratt Whitney has a (rural) classification, while most other roads in Westlake are (suburban residential).

The transportation assessment showed:

1. Existing conditions: All roadways are operating at Level of Service (LOS) C or better.
2. 2035 short-term forecast: With the addition of several new roadway segments and the widening of Seminole Pratt Whitney, all roads will operate at LOS C or better.
3. 2045 long-term forecast: Most roadways will meet LOS D, with the exception of Persimmon Boulevard, which will need widening. Ms. Nguyen noted the foresight in the original design that allows for easy widening without major reconstruction.

Ms. Nguyen also discussed non-vehicular transportation, highlighting the city's existing bicycle lanes, shared use paths, and golf cart accommodations. She noted that the future bicycle and pedestrian network would match the roadway network, providing alternative transportation options consistent with the city's vision.

Regarding other transportation considerations, she mentioned:

- No evacuation routes within the city
- No current Palm Tran service, though shuttle service discussions continue
- No airports within the city (closest is 7 miles away)
- The Port of Palm Beach is over 13 miles away

During the question period, the following points were discussed:

- The context classification of Seminole Pratt Whitney as (rural) is determined by FDOT based on surrounding land use, block size, and roadway characteristics.
- The new school construction was already accounted for in the original master plan and traffic volume projections.
- Persimmon Boulevard is planned for future widening to four lanes from its current two lanes. It has been designed with adequate right-of-way for expansion.
- Sixtieth Street east of Seminole Pratt is within city limits but is a county road that would be built and maintained by the county.
- The standard for evacuation routes is Level of Service D.

It was noted that the final workshop in the comprehensive plan update process will cover conservation, recreation and open space, and intergovernmental coordination elements.

CITY COUNCIL COMMENTS

No comments.

CITY ATTORNEY COMMENTS

No comments.

CITY MANAGER COMMENTS

No comments.

PUBLIC COMMENTS

No public comments.

ADJOURNMENT

There being no further business, Mayor O'Connor adjourned the meeting at 5:48 PM.

Odette Izquierdo, Acting City Clerk

JohnPaul O'Connor, Mayor