

CITY OF WESTLAKE



MINUTES

City Council Regular Meeting

Tuesday, May 06, 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 Tuesday, May 6, 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: 2632 888 9851
Password: hello

2. Participants also dialed in using the following number:

United States Toll: +1-650-479-3208
Meeting ID: 2632 888 9851

CALL TO ORDER

Mayor O'Connor called the City of Westlake Regular Meeting of Tuesday, May 6, 2025, to order at 6:00 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
Donald J. Doody, Esq., City Attorney
Zoie Burgess, CMC City Clerk
Odet Izquierdo, Deputy City Clerk

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 requested the addition of Proclamation 2025-07 – Municipal Clerks Week.

Mayor O'Connor called for a motion to amend the agenda.

Motion by Councilman Werner to amend the Agenda, seconded by Vice Mayor Langowski.

UPON ROLL CALL:

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

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

Mayor O'Connor called for a motion to approve the agenda as modified.

Motion by Councilman Gleason to approve the agenda as amended, seconded by Councilwoman Leonard.

UPON ROLL CALL:

Councilman Gleason	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 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 discussed stop signs at roads Ilex Way and Persimmon Blvd. and referenced a previous traffic study.

Public Comment – Mr. Brian Tasch – 5359 St. Vincent Lane – Mr. Tasch discussed his recent accident on April 12th at Town Center Parkway and Cresswind. He expressed concern for traffic enforcement with more patrols or having road markers to identify the upcoming stop.

Mr. Cassel stated that he would bring the issue to the Seminole Improvement District Board to make changes to the stop signs and traffic lights at the intersection.

PRESENTATIONS/PROCLAMATIONS

- A. Proclamation 2025-07 – Municipal Clerks Week
Mayor O'Connor read Proclamation 2025-07 into record.
- B. Proclamation 2025-06 - Water Reuse Week
Mayor O'Connor read Proclamation 2025-06 into record.
- C. Education Advisory Board Update - School Fundraising Activities and Zoning Boundaries
Presented By: Anita Kaplan, Board Chair

Mayor O'Connor introduced Ms. Anita Kaplan, Chair of the Education Advisory Board (EAB). Ms. Kaplan discussed fundraising activities and Westlake Night at Roger Dean Stadium, in which a portion of the proceeds from ticket sales would go directly to the schools.

Ms. Kaplan also discussed zoning boundaries due to parents voicing concerns about difficulty accessing the schools Western Pines Middle and Golden Grove Elementary. Ms. Kaplan introduced a letter from the Board to the School District concerning this matter.

Mr. Doody made a comment on how this concern must come from the City Council, as well it should be added onto the next meeting Agenda.

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 - 03.20.2025 DRAFT
- B. Minutes_City Council Regular Meeting - 04.01.2025 DRAFT
- C. Monthly Financial Report - February 2025
- D. Monthly Financial Report - March 2025

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:

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

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

PUBLIC HEARING

- A. **SECOND READING:** Ordinance 2025-02 – Site design guidelines for non-residential development.

Submitted By: Planning and Zoning

ORDINANCE 2025-02

AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, AMENDING CHAPTER 101 OF THE CITY OF WESTLAKE, FLORIDA'S CODE OF ORDINANCES ENTITLED "GENERAL AND ADMINISTRATIVE PROVISIONS", BY SPECIFICALLY AMENDING SECTION 101-194 ENTITLED "APPLICATIONS" UNDER ARTICLE III ENTITLED "PROCEDURES"; PROVIDING FOR ADDITIONAL SITE DESIGN GUIDELINES FOR NON-RESIDENTIAL DEVELOPMENT IN THE MU DISTRICT, THE TOWN CENTER DISTRICT (TC) AND THE MEDICAL DISTRICT (MD); PROVIDING FOR CODIFICATION, PROVIDING FOR A CONFLICTS CLAUSE, PROVIDING FOR SEVERABILITY, AND PROVIDING AN EFFECTIVE DATE.

Mayor O'Connor introduced the item and asked Mr. Doody to read by title only for the record.

Mr. Leon re-introduced item comparing cost and efficiency between the different options for pavers.

Council Discussion.

Councilman Werner suggested council amend Ordinance for all crosswalks to be the same as they require in Seminole Improvement District. Further Council Discussion.

Mayor O'Connor opened for Public Hearing.

Public Comment – Dr. Christopher A. Tompkins – 5409 Santa Rosa Lane – Dr. Tompkins raised concerns on how cement pavers could potentially be harmful for bicyclists, elderly and disabled citizens.

Public Comment – Ms. Kathryn Rossmell – On behalf of Minto PBLH, LLC - 360 S. Rosemary Avenue, Ste 1100, WPB – Ms. Rossmell commented on how she would like to keep in support of internal preference of property owners to choose paver style.

Public Comment – Mr. Bobby Farber -- 4829 Saint Armands Way – Mr. Farber noted all paver options would result in issues and expressed concerns about lawsuits and liabilities.

Public Comment – Mr. Vito Leonardi – 16124 Melogold Drive – Mr. Leonardi stated that business owners should be able to choose paver styles while all Westlake communities should be uniform.

There being no further comments, Mayor O'Connor closed public hearing.

Mayor O'Connor called for a motion.

Motion by Councilwoman Leonard to approve Second Reading Ordinance 2025-02 - Site design guidelines for non-residential development, seconded by Councilman Gleason.

UPON ROLL CALL:

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

Motion carried with dissent (4-1)

B. SECOND READING: Ordinance 2025-03 – Chapter 113 Zoning Text Amendment (Signs)

Submitted By: Planning and Zoning

ORDINANCE 2025-03

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, AMENDING CHAPTER 113 ENTITLED “SIGNS” OF THE CITY OF WESTLAKE’S CODE OF ORDINANCES; BY SPECIFICALLY AMENDING SECTION 113-8 ENTITLED “MASTER SIGN PLAN”, SECTION 113-11 ENTITLED “PERMITTED SIGNS” AND SECTION 113-66 ENTITLED “PERMITTED TEMPORARY SIGNS”; PROVIDING FOR AN AMENDMENT TO NOTES AND REMARKS TO PROVIDE FOR A MAXIMUM NUMBER OF SIGNS AND FOR ADDITIONAL REQUIREMENTS RELATIVE TO GRAND OPENING /PROJECT OPENING AND NEW BUSINESS SIGNS; PROVIDING FOR CODIFICATION;

PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Mayor O'Connor introduced the item and asked Mr. Doody to read by title only for the record.

Mr. Leon presented change amending the Ordinance to extend the display of grand opening signs from 10 days to 30 days after a grand opening, or event and correcting the language in Ordinance from "and" to "or on #2.

Mayor O'Connor opened for Public Hearing.

Public Comment – Ms. Kathryn Rossmell – On behalf of Minto PBLH, LLC. – 360 S. Rosemary Ave, Ste 1100, WPB – Ms. Rossmell, showed support in approving amendment.

There being no further comments, Mayor O'Connor closed public hearing.

Mayor O'Connor called for a motion.

Motion by Councilman Werner to approve and amend Second Reading Ordinance 2025-03 – Planning & Zoning (Signs), seconded by Vice Mayor Langowski. ord

UPON ROLL CALL:

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

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

Motion by Councilman Werner to approve as amended, seconded by Councilwoman Leonard.

UPON ROLL CALL:

Councilman Werner	YES
Councilman Gleason	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. Education Advisory Board - Consideration and Appointment of five (5) Regular Members and one (1) Alternate Member

Submitted By: City Clerk's Office

RESOLUTION NO. 2025-11

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, APPOINTING FIVE (5) MEMBERS AND ONE (1) ALTERNATE MEMBER TO SERVE ON THE EDUCATION ADVISORY BOARD; PROVIDING FOR CONFLICTS, PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Mayor O'Connor introduced the item and Mr. Doody read by title only for the record.

Ms. Burgess noted that according to the City Ordinance, the Education Advisory Board shall consist of five (5) regular members and one (1) alternate member. All appointments to the Education Advisory Board shall be for a one (1) year period expiring on the following April 30th.

Ms. Burgess identified the current board members:

- Anita Kaplan - Regular Board Member
- Lisa Barron - Regular Board Member
- Colleen Forlizzi - Regular Board Member
- Krystal Lexima - Regular Board Member

Ms. Burgess, continued, noting that there currently remain two (2) vacant positions on the Board: one (1) regular member seat and one (1) alternate and the application of Jennifer Christian-Upia is attached for consideration.

Mayor O'Connor called for a motion.

Motion by Councilman Werner, to appoint existing board members with addition of applicant, seconded by Councilman Gleason.

UPON ROLL CALL:

Councilman Gleason	YES
Councilwoman Leonard	YES
Vice Mayor Langoswki	YES
Mayor O'Connor	YES
Councilman Werner	YES

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

Motion by Councilman Werner, to adopt Resolution 2025-11, seconded by Councilwoman Leonard.

UPON ROLL CALL:

Councilwoman Leonard	YES
Vice Mayor Langoswki	YES
Mayor O'Connor	YES
Councilman Werner	YES
Councilman Gleason	YES

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

Mayor O'Connor entertained public comments.

Public Comment – Dr. Christopher A. Tompkins – 5409 Santa Rosa Lane – Dr. Tompkins would like to enter his name for consideration for the vacant position.

Mayor O'Connor called for a motion.

- B. Art in Public Places Advisory Board - Consideration and Appointment of five (5) regular members, two (2) alternate members and one (1) non-voting student member

Submitted By: City Clerk's Office

RESOLUTION NO. 2025-12

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, APPOINTING FIVE (5) MEMBERS, TWO (2) ALTERNATE MEMBERS, AND ONE (1) NON-VOTING HIGH SCHOOL STUDENT 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 and Mr. Doody read by title only for the record.

Ms. Burgess noted that according to the City Ordinance, the Art in Public Places Advisory Board shall consist of five (5) regular members, two (2) alternate members and one (1) non-voting student member. All appointments to the Art in Public Places Advisory Board shall be for a one (1) year period expiring on the following April 30th.

Ms. Burgess identified the current board members:

- Jennifer Estis – Regular Board Member
- Gail Blair-Lewis - Regular Board Member
- Lauren Mondell - Regular Board Member
- Carole Waldman - Regular Board Member
- Kim Lanza - Regular Board Member
- Johana Jimenez - Alternate Member

Ms. Burgess continued noting that there currently remain two (2) vacant positions on the Board: one (1) alternate member seat and one (1) non-voting student member.

Motion by Councilman Werner, to appoint existing board members, seconded by Vice Mayor Langowski.

UPON ROLL CALL:

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

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

Motion by Councilman Gleason, to adopt Resolution 2025-12, seconded by Councilman Werner.

UPON ROLL CALL:

Mayor O'Connor	YES
Councilman Werner	YES
Councilman Gleason	YES
Councilwoman Leonard	YES
Vice Mayor Langoswki	YES

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

CITY COUNCIL COMMENTS

- A. Councilwoman Charlotte Leonard – Acknowledged and congratulated anyone in attendance celebrating Nurses Week as well as noting the upcoming Mother’s Day Holiday.
- B. Councilman Eric Gleason – Commented on how the ending of school could possibly mean increased crime opportunities in the community, and to please be aware and cautious. Councilman Gleason also noted the upcoming Mother’s Day Holiday.
- C. Councilman Gary Werner – Noted the upcoming Mother’s Day Holiday, then went on to discuss the Strategic Planning Workshop being held on May 24, 2025. Councilman Werner proposed for a time change to be made for Regular City Council meetings to accommodate additional meetings and the public’s attendance as they relate to the upcoming Comp Plan Amendment.
- D. Vice Mayor Greg Langowski – Mentioned his upcoming “Lets Chat” on May 17th, 10 AM – 2 PM at Adventure Park.
- E. Mayor JohnPaul O'Connor – Wished everyone a Happy Mother’s Day. Also stressed the importance of the public attending the Strategic Planning Workshop taking place May 24, 2025.

REPORT – STAFF

Captain Sandt gave an overview of the Palm Beach County Sheriff’s monthly report and entertained the audience’s questions.

Station 22 Battalion Chief gave an overview of the monthly Palm Beach County Fire Rescue Report and discussed the reason for the influx of false alarms.

REPORT - CITY ATTORNEY

Nothing to report.

REPORT - CITY MANAGER

Mr. Cassel provided a Happy Program update. Mr. Cassel also read into record a response from an arborist regarding a previous public complaint about a poisonous tree.

The City Manager also addressed the public hearing notice on 60th Street from GL homes. Mr. Cassel further advised the public to direct all signal and roadway complaints to the County.

Mr. Cassel noted that budget season is approaching, but no budget workshop dates have been set, but Council may begin providing their ideas and comments.

PUBLIC COMMENTS

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Public Comment – Ms. Alicia Torres – 5847 Whippoorwill Circle – Ms. Torres clarified that to join the Education Advisory Board you do not have to be a Westlake resident for a year.

ADJOURNMENT

There being no further business, Mayor O'Connor adjourned the meeting at 7:35 PM.

Zoie P. Burgess, City Clerk

JohnPaul O'Connor, Mayor