

CITY OF WESTLAKE



MINUTES

City Council Regular Meeting

Tuesday, June 3, 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
Erik 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, June 3, 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: 2865 772 4946
Password: hello

2. Participants also dialed in using the following number:

United States Toll: +1-650-479-3208
Meeting ID: 2865 772 4946

CALL TO ORDER

Mayor O'Connor called the City of Westlake regular meeting of Tuesday, June 3, 2025, to order at 6:00 PM.

ROLL CALL

Present and constituting a quorum:

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

Also present:

Kenneth Cassel, City Manager
Sean M. Swartz, Esq., City Attorney
Zoie Burgess, 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 called for a motion to approve the agenda as presented.

Motion by Vice Mayor Langowski to approve the Agenda, seconded by Councilman Gleason.

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).

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 concerns about the usage of golf carts, when and where they cannot travel and speed limit throughout the city.

Public Comment – Alicia Torres – 5447 Whippoorwill Circle – Ms. Torres inquired about any updates on securing a commercial lease for a City Chamber.

Public Comment -- Orlando Echevarria– 5211 Liberty Lane– Mr. Echevarria shared his concern with alligator mating season in the lakes behind the residential homes, and suggested posting “no fishing” signs to avoid any future accidents to the residents.

Public Comment – Carl Morgan -- 5th Third Bank - Mr. Morgan introduced himself and his two colleagues to the council and residents. He informed them that their goal is to build partnerships and support the community.

PRESENTATIONS/PROCLAMATIONS

A. Presentation - Palm Beach County Commission on Ethics

Presented By: Gina A. Levesque, CFE, Intake and Compliance Manager

Ms. Levesque, shared a quick overview presentation on the Palm Beach County Commissions on Ethics, when they were established, their duties and responsibilities.

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 - 05.06.2025 DRAFT

B. Monthly Financial Report - April 2025

Mayor O'Connor called for a motion to approve Consent Agenda.

Motion by Councilman Gleason to approve Consent Agenda as presented, seconded by Councilman Werner.

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 HEARING

A. FIRST READING: Ordinance 2025-04 – Chapter 119 Zoning Text Amendment (A/C Screening)

Submitted By: Planning and Zoning

ORDINANCE NO 2025-04

AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, AMENDING CHAPTER 119 OF THE CITY OF WESTLAKE, FLORIDA'S CODE OF ORDINANCES ENTITLED "ZONING", BY SPECIFICALLY AMENDING SECTION 119-31(c)(7) ENTITLED "SETBACK EXCEPTIONS FOR RESIDENTIAL-1(R-1) AND RESIDENTIAL-2(R-2) DISTRICTS" UNDER ARTICLE II ENTITLED "ZONING DISTRICTS AND STANDARDS"; TO PROVIDE FOR CLARIFICATION RELATIVE TO SCREENING EXCEPTIONS FOR SINGLE FAMILY RESIDENTIAL LOTS; PROVIDING FOR CODIFICATION, PROVIDING FOR A CONFLICTS CLAUSE,

Mayor O'Connor introduced the item and asked the City Attorney to read by title only.

Mr. Leon presented a brief presentation on Ordinance 2025-04 initiated by staff, amending section 119 – 31. Which discussed adding provisions regarding the screening of A/C units.

Mayor O'Connor opened for Public Hearing.

Public Comment – Alfie Akin – 5460 Liberty Lane – Ms. Akin asked for clarification on how tall the plants should be surrounding the A/C units.

Mayor O'Connor opened for Council Discussion.

Mayor O'Connor called for a motion to approve Ordinance No. 2025-04

Motion by Councilwoman Leonard, seconded by Vice Mayor Langowski.

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

- B. FIRST READING:** Ordinance 2025-05 – Chapter 113 Zoning Text Amendment (Permitted Temporary Signs)

Submitted By: Planning and Zoning

ORDINANCE NO 2025-05

AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, AMENDING CHAPTER 113 OF THE CITY OF WESTLAKE, FLORIDA'S CODE OF ORDINANCES ENTITLED "SIGNS", BY SPECIFICALLY AMENDING SECTION 113-66, TABLE 113-66 ENTITLED "PERMITTED TEMPORARY SIGNS" UNDER ARTICLE III ENTITLED "TEMPORARY SIGNS"; PROVIDING FOR ADDITIONAL INSTALLATION AND REMOVAL DATES FOR NONRESIDENTIAL SALE, RENTAL OR LEASE OF BUILDING OR PORTION OF BUILDING; PROVIDING FOR CODIFICATION, PROVIDING FOR A CONFLICTS CLAUSE, PROVIDING FOR SEVERABILITY, AND PROVIDING AN EFFECTIVE DATE.

Mayor O'Connor introduced the item and asked the City Attorney to read by title only.

Mr. Leon presented a brief presentation on Ordinance 2025-05, Chapter 113 Zoning Text Amendment (Permitted Temporary Signs).

Council discussion.

Mayor O'Connor called for a motion.

Motion by Councilman Werner to approve Ordinance 2025-05 – Chapter 113 Zoning Text Amendment (Permitted Temporary Signs) as text amended "within ten (10) days of the sale, rental or lease of the building" seconded by Councilman Gleason.

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).

PUBLIC HEARING - QUASI JUDICIAL

- A.** A Resolution for the Plat of Silver Lake – Plat One

Submitted By: Engineering

RESOLUTION 2025-13

A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, APPROVING THE PLAT OF SILVER LAKE – PLAT ONE, BEING A PART OF THE NORTH ONE-HALF (1/2) SECTIONS 7 AND 8, TOWNSHIP 43 SOUTH, RANGE 41 EAST, AND A REPLAT OF A PORTION OF TRACT OST #3, PERSIMMON BOULEVARD EAST – PLAT 5, AS RECORDED IN PLAT BOOK 135, PAGE 179, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN THE 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 the item and asked the City Attorney to swear in the witnesses.

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

Mayor O'Connor asked for members to disclose any ex-parte communications.

The council had no communication.

Mayor O'Connor asked the City Attorney to read by title only.

Mayor O'Connor called for presentations.

Mr. Hearing delivered a presentation on Silver Lake; a new community being developed by GL Homes in Westlake. He provided the council and residents with detailed specifications of the project.

Council Discussion regarding the new community.

Mayor O'Connor opened for Public Hearing.

Public Comment – Alicia Torres – 5447 Whippoorwill Circle – Ms. Torres wanted to know if the new recreational center would serve both plats or just GL Homes. She also had a comment on the emergency exit in the Hammocks not properly functioning. She would like a two-function exit system in the neighborhood.

Public Comment -- Echevarria– 5211 Liberty Lane – Mr. Echevarria would like to know if any new main roads will be built since this community will increase the population by 500 homes in the City of Westlake.

Mayor O'Connor opened for Council discussion

Councilman Werner expressed his concern about the number of homes being built in relation to the limited number of accessible exits, both for daily use and in case of emergencies.

Mr. Leon explained that the number of exits, and access points meets regulations and has been approved by the fire department for all Westlake communities.

The City Manager also explained that all engineering plans are reviewed by Palm Beach County fire rescue to ensure the requirements are met.

Councilman Werner inquired when a new project would trigger the expansion of roads due to the population growing in the city. The City Manager explained how no recent traffic studies have required the expansion of roads.

Mayor O'Connor called for a motion.

Vice Mayor Langowski made a motion to approve Plat of Silver Lake – Plat One, Resolution 2025-13. Seconded by Councilman Gleason.

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).

NEW BUSINESS

- A. Education Advisory Board - Consideration and Appointment of one (1) alternate member

Submitted By: City Clerk's Office

RESOLUTION NO. 2025-14

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, APPOINTING 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 asked the City Attorney to read by title only.

Mayor O'Connor asked Madam Clerk to provide an update on this item.

Ms. Burgess provided an overview of the Resolution and presented the application of Dr. Christopher A. Tompkins Sr. for consideration.

Mayor O'Connor opened for council discussion.

Mr. Tompkins gave a quick rundown of his resume.

Mayor O'Connor called for a motion.

Vice Mayor Langowski made a motion to appoint Dr. Christopher A. Tompkins Sr. as an alternate board member to the education advisory board. Seconded by Councilwoman Leonard.

UPON ROLL CALL:

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

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

CITY COUNCIL COMMENTS

- A. Councilwoman Leonard shared that the next board meeting for Seminole Improvement District would be held on July 7, 2025, to address any concerns and comments that could not be addressed at this meeting. She also wished all the fathers in attendance a Happy Father's Day.
- B. Councilman Gleason congratulated Mayor O'Connor on his installation at the League of Cities. He also thanked the City manager for the traffic regulations that have been implemented. He ended with Happy Father's Day to all.
- C. Councilman Werner with no additional comments.

- D. Vice Mayor Langowski mentioned the upcoming meeting for the Education Advisory Board which would meet next Thursday 6/12. He also mentioned his upcoming Let's Chat with Westlake residents.
- E. Mayor O'Connor addressed concerns regarding public safety and recent crime activity and referred to the City Manager for an update on bringing on an additional deputy or increasing the police force. Mayor O'Connor reminded all about the upcoming July Fourth-Fest event.

REPORT – STAFF

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

Chief Vomero gave an overview of the monthly Palm Beach County Fire Rescue Report.

REPORT - CITY ATTORNEY

There being nothing to report, the next item followed.

REPORT - CITY MANAGER

Mr. Cassel expressed his appreciation to Captain Sandt of PBSO, for how seamless and accessible the working relationship has been. He provided an update on the installation of license plate reader cameras, which are being implemented to help monitor and track vehicles entering and exiting the city. Regarding funding, he shared that the city may potentially receive the full amount it has requested from the state. An update was also given on the new school being constructed within Westlake on Persimmon Blvd., with the goal of opening in time for the FY 2027 school year.

Addressing concerns about trespassing, Mr. Cassel reported that he is working to resolve the issue. He noted that the Seminole Improvement Board has authorized a full-time PBSO deputy to patrol areas. Additionally, the city is exploring the possibility of bringing on a dedicated traffic officer to manage traffic and enforcement needs. Mr. Cassel reminded everyone about his monthly "Coffee with the Manager" as well as the upcoming Strategic Planning Workshops scheduled for June 20th and 21st.

PUBLIC COMMENTS

Public Comment – Mr. Bobby Farber - 4829 Saint Armands Way - Shared his findings regarding multiple streetlights throughout the City of Westlake. Also shared the idea of having a city flag with corresponding colors.

Public Comment- Dr. Christopher A. Tompkins - 5409 Santa Rosa Lane – Shared his concerns regarding golf carts and the usage of them by underage kids.

Public Comment – Alicia Torres – 5447 Whippoorwill Circle – Ms. Torres wanted clarification on what role the public would play in the June 20th and 21st Strategic planning meetings.

ADJOURNMENT

There being no further business, Mayor O'Connor adjourned the meeting at 7:24 PM.