

CITY OF WESTLAKE



AGENDA

City Council Regular Meeting

Friday, November 01, 2024, at 6:00 PM

The Lodge at Westlake Adventure Park
5490 Kingfisher Blvd.
Westlake, Florida 33470

Live Broadcasting:

<https://cityofwestlake.my.webex.com>

Meeting ID: 2632 479 6785 | Password: hello

or

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

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

[TENTATIVE: SUBJECT TO REVISION]

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

ADDITIONS, DELETIONS OR MODIFICATIONS, AND APPROVAL OF AGENDA

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 you may receive a response if necessary. Any follow-up will be handled by staff later.

PRESENTATIONS/PROCLAMATIONS

- A. Proclamation 2024-14 - Veterans Day
- B. Proclamation 2024-15 - Palm Beach County Fire-Rescue 40th Anniversary
- C. Westlake 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

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

- 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

- 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.

- 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.

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.

CITY COUNCIL COMMENTS

- A. Councilwoman Charlotte Leonard
- B. Councilman Julian Martinez
- C. Councilman Gary Werner
- D. Vice Mayor Greg Langowski
- E. Mayor JohnPaul O'Connor

REPORT - STAFF

REPORT - CITY ATTORNEY

REPORT - CITY MANAGER

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.

ADJOURNMENT

Next Meeting (Subject to Change or be Cancelled): **December 5, 2024**

NOTICE: If a person, firm or corporation decides to appeal any decision made by the City Council with respect to any matter considered at this meeting, you will need a record of the proceedings, and you may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. (The above notice is required by State Law. Anyone desiring a verbatim transcript shall have the responsibility, at his own cost, to arrange the transcript). The City of Westlake does not prepare or provide such a verbatim record.

In accordance with the Americans with Disabilities Act, persons who need an accommodation in order to attend or participate in this meeting should contact the City Clerk at (561) 530-5880 at least three (3) business days prior to the meeting in order to request such assistance.

AGENDA POSTED: Friday, October 25, 2024