

# CITY OF WESTLAKE



## AGENDA

### **City Council Regular Meeting**

Tuesday, August 05, 2025, 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: 2865 885 2298 | 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  
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

**[TENTATIVE: SUBJECT TO REVISION]**

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**CALL TO ORDER**

**ROLL CALL**

**PLEDGE OF ALLEGIANCE**

**ADDITIONS, DELETIONS OR MODIFICATIONS, AND APPROVAL OF AGENDA**

**PUBLIC COMMENTS**

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**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. Financial Report - June 2025
- B. Minutes\_City Council Strategic Planning Workshop (Day 1) - 06.20.2025 DRAFT
- C. Minutes\_City Council Strategic Planning Workshop (Day 2) - 06.21.2025 DRAFT
- D. Minutes\_City Council Budget Workshop - 06.24.2025 DRAFT
- E. Minutes\_City Council Regular Meeting - 07.01.2025 DRAFT

**PUBLIC HEARING - QUASI JUDICIAL**

- A. **AIPP-2025-01:** The applicant is requesting approval of a proposed art sculpture installation called “Fresh Burst” for the Westlake Palms development. The subject application is located at 4931 Seminole Pratt Whitney Rd 1000.

**Submitted By:** Planning and Zoning

- B. **VAR-2025-02:** The applicant is requesting a variance from the City’s Land Development Regulations to allow a reduction of the required 1,000-foot distance from another establishment licensed for the retail sale of alcoholic beverages.

**Submitted By:** Planning and Zoning

- C. **SPR-2025-02:** The applicant is requesting Site Plan approval for a 12.72-acre site for a proposed Retail Sales & Services use known as “Lowe’s,” located in the northern portion of Pod G, south of Town Center Parkway North. The application includes a 107,547-square-foot main building and a 26,601-square-foot Garden Center. The applicant is also requesting a Waiver from Chapter 119, Section 119-33(3)(b)(1)(ii), to increase the permitted fence height around the outdoor display area from six (6) feet to twenty (20) feet at this location.

**Submitted By:** Planning and Zoning

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**PUBLIC HEARING**

- A. **SECOND READING:** Ordinance 2025-06 – Chapters 101, 117, and 119 Zoning Text Amendments (Cottage Homes)

**Submitted By:** Planning and Zoning

**ORDINANCE NO. 2025-06**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, AMENDING CHAPTER 119, "ZONING," OF THE CITY'S CODE OF ORDINANCES; SPECIFICALLY AMENDING SECTION 119-31, "RESIDENTIAL DISTRICTS," UNDER ARTICLE II, "ZONING DISTRICTS AND STANDARDS," TO ESTABLISH DEVELOPMENT STANDARDS FOR COTTAGE HOMES WITHIN THE R-1 AND R-2 ZONING DISTRICTS AND TO ALLOW REDUCED SIDE YARD SETBACKS FOR CERTAIN SINGLE-FAMILY ATTACHED UNITS; AMENDING CHAPTER 101, "GENERAL AND ADMINISTRATIVE PROVISIONS," UNDER ARTICLE I, SECTION 101-1, "DEFINITIONS AND ACRONYMS," TO INCLUDE DEFINITIONS RELATED TO COTTAGE HOMES; AMENDING CHAPTER 117, "SUBDIVISION AND SITE DEVELOPMENT STANDARDS," UNDER ARTICLE VII, SECTION 117-176, "MINIMUM STANDARDS; ACCESS AND CIRCULATION SYSTEMS," TO ESTABLISH STANDARDS FOR COMMON DRIVEWAY ACCESS; PROVIDING FOR CODIFICATION, CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.**

**NEW BUSINESS**

- A. Contracted Services Review  
**Submitted By:** Administration
- B. Federal Fiscal Year 2024 (County FY 2025) Edward Byrne Memorial Justice Assistance Grant Program Funds

**Submitted By:** Administration

- C. Strategic Planning Final Report

**Submitted By:** Administration

- D. Approving and Authorizing the Mayor or Vice Mayor to Execute the Seventh Addendum to Law Enforcement Agreement

**Submitted By:** Administration

**RESOLUTION NO. 2025-18**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, APPROVING AND AUTHORIZING THE MAYOR OR VICE MAYOR TO EXECUTE THE SEVENTH ADDENDUM TO THE LAW ENFORCEMENT SERVICE AGREEMENT BETWEEN THE CITY OF WESTLAKE AND THE SHERIFF OF PALM BEACH COUNTY, FLORIDA; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

- E. Resolution 2025-19 Relating To Plats And the Amendment To Chapter 177, Florida Statutes, Pursuant To Senate Bill 784.

**Submitted By:** City Attorney's Office

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**RESOLUTION NO. 2025-19**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, RELATING TO PLATS AND THE AMENDMENT TO CHAPTER 177, FLORIDA STATUTES PURSUANT TO SENATE BILL 784; DESIGNATING THE ADMINISTRATIVE AUTHORITY AND ADMINISTRATIVE OFFICIAL FOR RECEIPT, REVIEW AND APPROVAL OF PLAT AND REPLAT APPLICATIONS; DIRECTING THAT THE CITY CONFORM ITS RECEIPT, REVIEW AND APPROVAL PROCESSES FOR PLAT AND REPLAT APPLICATIONS TO THE REQUIREMENTS OF CHAPTER 177, AS AMENDED, AND TO THE EXTENT NECESSARY DECLARING A ZONING IN PROGRESS THAT THE CITY'S LAND DEVELOPMENT REGULATIONS BE INTERPRETED AND APPLIED IN A MANNER CONSISTENT WITH THE REQUIREMENTS OF CHAPTER 177, AS AMENDED AND THAT IN THE EVENT OF A CONFLICT, CHAPTER 177, AS AMENDED, SHALL APPLY; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

**CITY COUNCIL COMMENTS**

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

**REPORT - STAFF**

**REPORT - CITY ATTORNEY**

**REPORT - CITY MANAGER**

**PUBLIC COMMENTS**

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**ADJOURNMENT**

Next Meeting (Subject to Change or be Cancelled): **Regular City Council - September 2, 2025**

**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 for the transcript). The City of Westlake does not prepare or provide such 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, July 25, 2025, Revised July 30, 2025