

CITY OF WESTLAKE



AGENDA

City Council Regular Meeting

Monday, March 14, 2022 at 6:30 PM

Westlake Council Chambers
4005 Seminole Pratt Whitney Road
Westlake, Florida 33470

In efforts to balance the need for the City of Westlake to function and conduct business during the COVID-19 pandemic, we will adhere to the recommended social/physical distancing (staying at least six feet away from each other) guidelines, per the Centers for Disease Control and Prevention (CDC) and Palm Beach County's directives. There will be limited seating available in the Council Chambers. Therefore, preregistration will be required for in-person participation.

The instructions for preregistration attendance/participation and viewing of the meeting are outlined below:

PREREGISTRATION FOR IN-PERSON ATTENDANCE:

- All interested persons, Quasi-Judicial meeting applicants, their representatives, and witnesses must preregister to attend/participate in a meeting by sending an email to City Clerk, Zoie Burgess at zburgess@westlakegov.com or by phone at 561-530-5880 no later than one (1) business day prior to the meeting date (e.g. by 4:00 P.M. on a Friday, if the meeting is scheduled for that Monday, etc.)
- In-person attendance/participation will be based upon the order in which the preregistration requests are received by the City Clerk. For Public Hearing Quasi-Judicial meetings, precedence into the Council Chambers will be given to applicants, their representatives, and/or witnesses over all other preregistered parties.

COMMUNICATIONS MEDIA TECHNOLOGY – WEBEX:

Members of the public may also participate in the meeting through electronic means and may access as follows:

1. Join the Webex meeting from your computer, tablet or smartphone at the following link:
<https://cityofwestlake.my.webex.com/>

Meeting ID: 2632 888 9851

Password: hello

2. Participants may also dial in using your phone with any of the following number(s):

United States Toll: +1-408-418-9388

Meeting ID: 2632 888 9851

For participants attending the meeting via WebEx, public comments will be accepted via an electronic comment card, at least 24 hours prior to the public meeting and also acknowledged during the meeting when participants utilize the “raise your hand” feature during the designated time.

Procedures for Public Comment are also provided via the City website:

<https://www.westlakegov.com/cityclerk/page/covid-19-public-meetings>

CITY COUNCIL:

Roger Manning, Mayor

JohnPaul O’Connor, Vice Mayor

Patric Paul, Council Member – Seat 1

Kara Crump, Council Member – Seat 2

Katrina Long Robinson, Council Member – Seat 4

CITY STAFF:

Ken Cassel, City Manager

Zoie P. Burgess, City Clerk

Donald J. Doody, Esq., Interim City Attorney

Nilsa Zacarias, Planning and Zoning Director

Suzanne Dombrowski, City Engineer

[TENTATIVE: SUBJECT TO REVISION]

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

ADDITIONS, DELETIONS OR MODIFICATIONS, AND APPROVAL OF AGENDA

PUBLIC COMMENTS AND REQUESTS

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 or unmute your device, and prior to addressing Council, state your name and address for the record.

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 City 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 - January 2022

OATH OF OFFICE

- A. Group #4 - Greg Langowski
- B. Group #2 - Julian Martinez
- C. Mayor - JohnPaul O'Connor

PRESENTATIONS/PROCLAMATIONS

- A. Recognition & Proclamation - Group #4 - Katrina Long-Robinson
Presented By: Mayor JohnPaul O'Connor
- B. Recognition & Proclamation - Group #2 - Kara Crump
Presented By: Mayor JohnPaul O'Connor
- C. Recognition & Proclamation - Mayor - Roger Manning
Presented By: Mayor JohnPaul O'Connor
- D. Former Council Comments
 - Katrina Long-Robinson
 - Kara Crump
 - Roger Manning
- E. Proclamation - Florida Bicycle Month - March 2022
Sponsored By: Councilman Greg Langowski

PUBLIC HEARING

- A. A Resolution for the Plat of Woodlands of Westlake

Submitted By: Engineering

RESOLUTION 2022-03

A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, APPROVING THE PLAT FOR THE WOODLANDS OF WESTLAKE, BEING A PORTION OF SECTIONS 5 AND 6, ALL IN TOWNSHIP 43 SOUTH, RANGE 41 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, PROVIDING FOR RECORDATION, PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

- B. ORDINANCE 2022-02: Vacancy in Candidacy (Second Reading)

Submitted By: Interim City Attorney's Office

AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, AMENDING CHAPTER ____ OF THE CITY'S CODE OF ORDINANCES ENTITLED "____"; CREATING SECTION ____, TO BE ENTITLED "VACANCY IN CANDIDACY;" ESTABLISHING PROCEDURES, PURSUANT TO SECTION 166.031, F.S., TO FILL A VACANCY IN CANDIDACY CAUSED BY THE DEATH, WITHDRAWAL OR REMOVAL FROM THE BALLOT OF A QUALIFIED CANDIDATE FOLLOWING THE END OF THE QUALIFYING PERIOD WHICH LEAVES FEWER THAN TWO CANDIDATES REMAINING TO FILL A POSITION ON THE CITY COUNCIL; PROVIDING FOR CODIFICATION, PROVIDING FOR A CONFLICTS CLAUSE, PROVIDING FOR SEVERABILITY, AND PROVIDING AN EFFECTIVE DATE.

PUBLIC HEARING – QUASI JUDICIAL

- A. **MSP-2022-01:** Application of 5060 Loxahatchee Retail, LLC c/o Starwood Property Trust, Inc for a Master Signage Plan Modification to include a Pharmacy sign on the Winn-Dixie building elevation facing Seminole Pratt Whitney Road. The subject application is located at 5060 Seminole Pratt Whitney Road, Westlake, Florida, 33470.

Submitted By: Planning and Zoning

- B. **SPR-2021-14:** Application of Minto PBLH, LLC for a **Site Plan Review** of a 227,000 square feet light-industrial warehouse development within Pod H, Parcel G at Westlake Landings. The application includes a one-story North Building with 146,149 square feet; a one-story South Building with 80,851 square feet; and an outdoor screened storage area of maximum 22,700 square feet. The North Building is located at 4851 Seminole Pratt Whitney Road, and the South Building is located at 4821 Seminole Pratt Whitney Road, Westlake, Florida, 33470.

Submitted By: Planning and Zoning

- C. MSP-2021-08:** Application of Minto PBLH, LLC for a Master Signage Plan for two (2) light-industrial warehouse buildings within Pod H, Parcel G at Westlake Landings. Pursuant to *Chapter 6. Sign. Section 6.9 Master Sign Plan*, the subject application includes waivers: Six (6) for Primary Ground Signs, two (2) for Individual Tenant Ground Signs, seven (7) for Principal Tenant Wall Signs, six (6) for Secondary Tenant Wall Signs, five (5) for Secondary Tenant Rear Wall Signs, four (4) for Building ID Signs and two (2) for Tenant Directional Signs .The North Building is located at 4851 Seminole Pratt Whitney Road, and the South Building is located at 4821 Seminole Pratt Whitney Road, Westlake, Florida, 33470.

Submitted By: Planning and Zoning

NEW BUSINESS

- A. Art in Public Places Advisory Board - Board Appointments

Submitted By: City Clerk's Office

CITY COUNCIL COMMENTS

A. Councilman Greg Langowski

B. Councilman Martinez

C. Councilwoman Valle Ron

D. Vacant Seat

E. Mayor JohnPaul O'Connor

REPORT - STAFF

- A. Palm Beach County Sheriff's Office - Monthly Report: February

Submitted By: Captain Craig Turner

For Informational Purposes Only

REPORT - CITY ATTORNEY

REPORT - CITY MANAGER

PUBLIC COMMENTS

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ADJOURNMENT

Next Meeting (Subject to Change or be Cancelled): **April 4, 2022 (Workshop Meeting)**

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, March 4, 2022