

CITY OF WESTLAKE



AGENDA

City Council Regular Meeting

Tuesday, April 02, 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 888 9851 | Password: hello

or

United States Toll: 408-418-9388

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 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, 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 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 - February

OATH OF OFFICE

- A. Seat # 3 - Charlotte Leonard
- B. Seat # 1 - Gary Werner

PUBLIC HEARING - QUASI JUDICIAL

- A. **MPA-2023-04:** The applicant is requesting approval for a Master Site Plan amendment to the Westlake Landings Commercial Plaza on 50.826 acres in Pod H. The request is limited to Parcel B, to modify the approved 2,572 square foot Bank with Drive-through use to a Restaurant with Drive-Through; Parcel C-3, to increase the allocation of Restaurant with Drive-Through by 238 square feet to accommodate a minor increase in building area for Taco Bell; and Parcel F, to create three (3) sub-parcels identified on the master site plan as Parcels F-1, F-2 and F-3. The previously approved Adrenaline World development is being replaced with 10,400 square feet of Retail Sales and Services on F-1; 47,529 square feet of Retail Sales and Services on F-2; and 73,800 square feet of light industrial on parcel F-3. The subject development is located west of Seminole Pratt Whitney Road on 50.826 acres.

Submitted By: Planning and Zoning

- B. **SPM-2023-14:** Application of DKC Westlake Landings, LLC for a Site Plan Modification of Parcel B within Shoppes of Westlake Landings commercial plaza in Pod H. The proposed amendment is limited to the North Building to replace a previously approved 2,572 square feet Bank with drive through on the south end of the north building with a 2,572 square feet Restaurant with drive through use

including a 400 square foot outdoor seating area. There are no proposed changes to the overall total of 16,515 Square Feet for the two (2) buildings. North Building is located at 4951 Seminole Pratt Whitney Road, Westlake, Florida, 33470. South Building is located at 4901 Seminole Pratt Whitney Road, Westlake, Florida, 33470.

Submitted By: Planning and Zoning

- C. SPM-2023-15:** The applicant is requesting Site Plan Modification approval for a proposed restaurant with drive through located in Parcel C (Taco Bell). The subject application proposes to increase building area by 238 square feet; removal of outdoor seating area; removal of second drive through lane; and modifications to building elevations and colors. The subject building is one of three located in a 3.68 acres site at Parcel C within Shoppes of Westlake Landings commercial plaza in Pod H. The subject site is located at 4751 Seminole Pratt Whitney Road.

Submitted By: Planning and Zoning

PUBLIC HEARING

- A. SECOND READING Amending Ordinance 2023-09 Reconstituting the Education Advisory Board

Submitted By: Administration

ORDINANCE 2024-01

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, AMENDING ORDINANCE 2023-09 REGARDING THE CITY'S EDUCATION ADVISORY BOARD BY SPECIFICALLY AMENDING SECTION 3 (2) ENTITLED "COMPOSITION; APPOINTMENTS; TERM; AND VACANCY" FOR THE PURPOSES OF CLARIFYING THE ROLE OF THE CITY COUNCILMEMBER SERVING AS A LIAISON TO THE EDUCATION ADVISORY BOARD; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

NEW BUSINESS

- A. Select a Member of City Council to serve in the position of Vice-Mayor Until April 1, 2025.

Submitted By: City Clerk's Office

RESOLUTION 2024-06

A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, SELECTING A MEMBER OF THE CITY COUNCIL TO SERVE IN THE POSITION OF VICE-MAYOR UNTIL APRIL 1, 2025, PURSUANT TO THE CITY'S CHARTER; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

- B. Appointing a Voting Delegate and Alternate Voting Delegates to the Palm Beach County League of Cities

Submitted By: City Clerk's Office

RESOLUTION 2024-07

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, APPOINTING JOHNPAUL O'CONNOR, GREG LANGOWSKI, GARY WERNER, JULIAN MARTINEZ, CHARLOTTE LEONARD, KENNETH CASSEL AS THE CITY'S VOTING DELEGATE AND ALTERNATES TO THE PALM

**BEACH COUNTY LEAGUE OF CITIES, INC.; PROVIDING FOR CONFLICTS;
PROVIDING FOR SEVERABILITY; AND PROVIDING 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

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ADJOURNMENT

Next Meeting (Subject to Change or be Cancelled): **May 7, 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 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: March 28, 2024