

# CITY OF WESTLAKE



## MINUTES

**City Council Regular Meeting**  
Tuesday, May 07, 2024, 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  
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, PE, ENV SP, City Engineer

**UPON ROLL CALL:**

Councilman Werner	YES
Councilman Martinez	YES
Councilwoman Leonard	YES
Vice Mayor Langowski	YES
Mayor O'Connor	YES

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

Mayor O'Connor called for a motion to approve the modified agenda.

Motion by Vice Mayor Langowski, seconded by Councilman Martinez.

**UPON ROLL CALL:**

Councilman Martinez	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 COMMENTS AND REQUESTS**

Mayor O'Connor called for public comments.

**Public Comment - Candace Rojas – 3006 Waterside Circle, Boynton Beach, FL 33435** – Ms. Rojas identified herself as a sovereign citizen noting the city to be operating illegally and requested public records of various items.

**Public Comment – Nicki Isackson – 11260 Glen Orchard Lane, Boynton Beach, FL 33473** – Ms. Isackson asked for clarification on the voting and election procedures in the City of Westlake. Ms. Isackson also inquired about the Palm Beach League of Cities.

**CONSENT AGENDA**

- A. Minutes\_City Council Regular Meeting - 02.06.2024 DRAFT
- B. Minutes\_City Council Regular Meeting - 03.05.2024 DRAFT
- C. Minutes\_City Council Regular Meeting - 04.02.2024 DRAFT
- D. Monthly Financial Report – March

Mayor O'Connor identified the consent agenda items and called for a motion to approve.

Motion by Councilman Martinez to approve the consent agenda, seconded by Councilman Werner.

A regular meeting of the City Council of the City of Westlake was held on Tuesday, May 7, 2024, at 6:00 PM., at The Lodge at Westlake Adventure Park, 5490 Kingfisher Blvd. Members of the public also live streamed the meeting through electronic means and accessed as follows:

1. Webex Meeting: <https://cityofwestlake.my.webex.com/>

Meeting ID: 2632 888 9851

Password: hello

2. By Phone:

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

Meeting ID: 2632 888 9851

**CALL TO ORDER**

Mayor O'Connor called the City of Westlake Regular City Council meeting of Tuesday, May 7, 2024, to order at 6:00 PM.

**ROLL CALL**

Present and constituting a quorum:

Councilman Gary Werner  
Councilman Julian Martinez  
Councilwoman Charlotte Leonard  
Vice Mayor Greg Langowski  
Mayor JohnPaul O'Connor

Also present:

Kenneth Cassel, City Manager  
Donald J. Doody, Esq., City Attorney  
Zoie Burgess, City Clerk  
Osniel Leon, Assistant City Planner

**PLEDGE OF ALLEGIANCE**

Mayor O'Connor led the Pledge of Allegiance.

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

Mayor O'Connor called for a motion to add an item allowing the TPA (Transportation Planning Agency) to use the City logo on their flyer for the bike safety audit, under New Business as Item B on the Agenda.

Motion by Councilman Werner to add item under New Business, Item B., allowing the TPA to include the City logo on the Palm Beach TPA organization flyer, seconded by Councilwoman Leonard.

**UPON ROLL CALL:**

Councilwoman Leonard	YES
Councilman Martinez	YES
Councilman Werner	YES
Vice Mayor Langowski	YES
Mayor O'Connor	YES

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

**PRESENTATIONS/PROCLAMATIONS**

- A. Proclamation 2024-08 - Water Reuse
- B. Proclamation 2024-09 - National Days of Remembrance
- C. Proclamation 2024-10 - 55th Annual Professional Municipal Clerk's Week
- D. Proclamation 2024-11 - Mental Health Awareness Month

Mayor O'Connor identified Proclamations and read each into record.

- E. Presentation - Palm Beach County Commission on Ethics

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

Ms. Levesque presented an overview of the purpose and role of the Palm Beach County Commission on Ethics.

**PUBLIC HEARING - QUASI JUDICIAL**

- A. **A Resolution for the Plat of Westlake Pod G – North.**

**Submitted By:** Engineering

**RESOLUTION 2024-08**

**A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, APPROVING THE PLAT OF WESTLAKE POD G – NORTH, BEING A PORTION OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, AND BEING, IN PART, A REPLAT OF ALL OF TRACT "B", TOWN CENTER PARKWAY SOUTH - WEST, PLAT BOOK 132, PAGES 57 AND 58, AND A PORTION OF OPEN SPACE TRACT #1, PERSIMMON BOULEVARD WEST - PLAT 2, PLAT BOOK 134, PAGES 164 THROUGH 166, INCLUSIVE, BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. PROVIDING FOR RECORDATION, PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

Mayor O'Connor introduced item and asked for Mr. Doody to swear in any witnesses. Mr. Doody swore in all witnesses who would be providing testimony.

Mayor O'Connor asked for members to disclose any ex-parte communications if any; there were none.

Ms. Suzanne Dombrowski of Chen Moore and Associates was available, virtually, for any questions.

Mayor O'Connor opened for public comment.

**Public Comment – Ted Serrandis – 15780 Cresswind Place** – Mr. Serrandis asked for staff to be present and provide a detailed explanation of items presented.

Applicant presentation by Ms. Donna Cesaro of Coteleur and Hearing on behalf of Minto PBLH, LLC.

Council discussed item in further detail.

Ms. Kathryn Rossmell with Lewis, Longman and Walker on behalf of Minto PBLH, LLC gave further details on the boundary plat noting it is not being divided at this time and stated staff has approved the item.

The Public Hearing was closed.

Further discussion by Mr. Doody, explaining the state law requiring the approval of a plat.

Motion by Vice Mayor Langowski to reopen public comments, seconded by Councilman Martinez.

**UPON ROLL CALL:**

Vice Mayor Langowski	YES
Mayor O'Connor	YES
Councilman Werner	YES
Councilman Martinez	YES
Councilwoman Leonard	YES

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

**Public Comment – Larry Chatzidakis - 5580 Starfish Road** – Mr. Chatzidakis inquired about the property zoning.

Mr. Leon clarified that the zoning is for mixed use.

Council and staff discussed item further.

Mr. Doody read the Resolution, by title only, into record.

Mayor O'Connor called for a motion.

Motion by Councilman Martinez to approve Resolution 2024-08, seconded by Councilwoman Leonard.

Mayor O'Connor	YES
Councilman Werner	NO
Councilman Martinez	YES
Councilwoman Leonard	YES
Vice Mayor Langowski	YES

Motion carried, with Councilmember Werner dissenting (4-1).

**NEW BUSINESS**

A. Resolution 2024-09 - An Interlocal Agreement with the Palm Beach County Commission on Ethics

**Submitted By:** Administration

**RESOLUTION 2024-09**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, APPROVING AND AUTHORIZING THE MAYOR OR VICE MAYOR TO EXECUTE THE INTERLOCAL AGREEMENT BETWEEN THE CITY OF WESTLAKE, FLORIDA AND PALM BEACH COUNTY**

**RELATIVE TO THE PALM BEACH COUNTY COMMISSION ON ETHICS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

Mayor O'Connor introduced the item.

Mr. Doody read the Resolution, by title only, into the record.

Mayor O'Connor called for Council comments, there being none, Mayor O'Connor called for a motion.

Motion by Councilman Martinez to approve Resolution 2024-09, seconded by Vice Mayor Langowski.

**UPON ROLL CALL:**

Councilman Werner	YES
Councilman Martinez	YES
Councilwoman Leonard	YES
Vice Mayor Langowski	YES
Mayor O'Connor	YES

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

- B. Allowing the TPA (Transportation Planning Agency) to use the City's logo on their flyer for the bike safety audit.

**Amended Agenda Submitted By:** Administration

Mayor O'Connor asked for the flyer to be corrected and stated "Westlake, Florida."

Mayor O'Connor called for a motion to approve item with corrections.

Motion by Councilman Martinez to allow the TPA to use the city logo and to make the correction from Loxahatchee to City of Westlake Florida, seconded by Councilman Werner.

**UPON ROLL CALL:**

Councilman Martinez	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).

**CITY COUNCIL COMMENTS**

- A. Councilwoman Charlotte Leonard – Ms. Leonard wanted to recognize National Foster Care Awareness Day, Happy Haitian Heritage Month, Happy Nurses Week, National Hurricane Preparedness Week, Happy Mother's Day, and to remember and honor those who have served and given their lives in service to our nation.
- B. Councilman Julian Martinez – Mr. Martinez discussed the potential date of February 1<sup>st</sup> for next year's 5K Run, funds that were raised and to which school to give the money to.
- C. Councilman Gary Werner – No further comments.

- D. Vice Mayor Greg Langowski – Mr. Langowski discussed the Education Advisory Board Meeting that was held and asked for a Juneteenth Awareness Day Proclamation for June 19<sup>th</sup>.
- E. Mayor JohnPaul O'Connor – Mr. O'Connor discussed his appreciation of Mothers for Mother's Day, and the proclamations that were presented.

**REPORT – STAFF**

Battalion Chief Moses Abdelnour of the Palm Beach County Fire Department discussed the Palm Beach County Fire Rescue monthly response times report for the City.

Lieutenant Sowers of the Palm Beach County Sherifs Office discussed the monthly response time report for the City of Westlake.

**REPORT - CITY ATTORNEY**

**REPORT - CITY MANAGER**

Mr. Cassel announced there are currently 3,093 registered voters in the City of Westlake according to the Supervisor of Elections. Between January and April 394 permits were issued, same time last year they were around 400 permits issued. Mr. Cassel Encouraged residents to visit the city website to review the land use map that explains the different sections of the city and their uses.

**PUBLIC COMMENTS AND REQUESTS**

**Public Comment – Jackie Campbell – 15938 Key Biscayne Lane** – Ms. Campbell asked the Lieutenant Sowers of the Palm Beach Sherifs Office regarding unmarked cars.

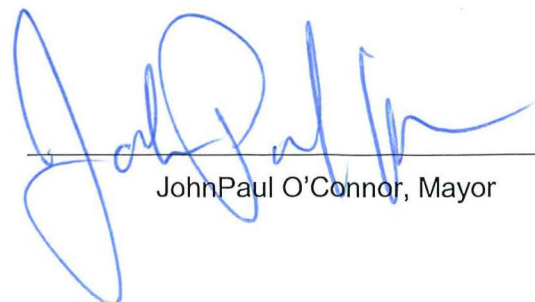
**Public Comment – Ms. Aaron – 122 W Royal Palm Circle, Jupiter, FL 33458** – Ms. Aaron discussed the voting precincts and registered voters within the city.

**Public Comment – Theodore Serrandis – 15780 Cresswind Place** – Mr. Serrandis asked the city manager to record all public comments and asked for a detailed explanation to be listed on the city website regarding the relationship between the City of Westlake and the Seminole Improvement District, election information and the history of the City. Mr. Serrandis also asked for an ordinance to be established to register golf carts with license plates.

**ADJOURNMENT**

There being no further business, Mayor O'Connor adjourned the meeting at 7:03 PM.

  
Zoie P. Burgess, City Clerk

  
JohnPaul O'Connor, Mayor