

# CITY OF WESTLAKE



## MINUTES

### **City Council Regular Meeting**

Tuesday, January 07, 2025, 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, P.E., ENV SP, City Engineer

A regular meeting of the City Council of the City of Westlake was held on Tuesday, January 7, 2025, at 6:00 PM., at The Lodge at Westlake Adventure Park, 5490 Kingfisher Blvd. Members of the public also attended the meeting through electronic means and accessed as follows:

1. Webex meeting from a computer, tablet or smartphone at the following link:  
<https://cityofwestlake.my.webex.com/>  
Meeting ID: 2632 8883 9851  
Password: hello
2. Participants also dialed in using phone with the following number:  
United States Toll: +1-650-479-3208  
Meeting ID: 2632 8883 9851

**CALL TO ORDER**

Mayor O'Connor called the City of Westlake regular meeting of Tuesday, January 7, 2025, 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

**PLEDGE OF ALLEGIANCE**

Mayor O'Connor led the Pledge of Allegiance.

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

Mayor O'Connor called for any additions, deletions, or modifications to the agenda.

The City Manager stated that the presentation from Tara Duhy will need to be rescheduled for a later date. Mayor O'Connor called for a motion to amend the agenda.

Motion by Councilman Werner to amend the agenda with the deletion of the presentation, 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).

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

Motion by Councilman Martinez to approve the agenda as amended, seconded by Councilwoman Leonard.

**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**

*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.*

Public Comment – Mr. Kevin Summey – 15763 Goldfinch Circle – Mr. Summey asked if there was a PBSO representative to address the roundabout as vehicles are going the wrong way and the vehicles not stopping.

Public Comment – Mr. Theodore Sarandis – 15780 Cresswind Place – Mr. Sarandis stated he submitted a written statement to be placed on record. Mr. Sarandis read the statement into record.

Public Comment – Mr. Bobby Farber - 4829 Saint Armands Way – Mr. Farber stated the colors on the marques looked great, but the roundabout has new landscape and inquired if the lights would be fixed. He mentioned there are several lights out.

Public Comment – Ms. Alicia Torres – 5847 Whippoorwill Circle – Ms. Torres inquired about the hours in the city charter for mixed use retail and for big box stores. She also inquired about the upcoming park.

Public Comment – Mr. Chad Isaacson – 15398 Goldfinch Circle – Mr. Isaacson expressed the control council has to make changes, such as in the comp plan and the development plan. Mr. Isaacson continued and asked for the Mayor, Vice Mayor and Councilmen to individually raise their hand if they are for Walmart and Lowes.

Mr. Doody explained that doing such could put the City at risk.

Mr. Isaacson continued to explain that the Council can release a statement or reach out to Minto and have conversations with them.

Public Comment – Ms. Ani Tapiero – 5591 Whippoorwill Circle – Explained her concerns about the control council has on development and the concern of the residents not wanting a Walmart.

Public Comment – Ms. Olga Torrens – 16015 Whippoorwill Circle – Expressed her concerns over having a Walmart in the City.

**Due to technical difficulties, a recess was taken at 6:29 PM**

**Meeting resumed at 6:46 PM**

Public Comment – Ms. Doreen Winkler– 4776 Estates Circle – Ms. Winkler inquired about the stop sign needed at Persimmon and The Estates.

**PRESENTATIONS/PROCLAMATIONS**

A. Presentation: History of Westlake

**Presented By:** Tara Duhy, Esq. - Lewis Longman & Walker, PA

**Item removed from Agenda**

**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. Minutes\_City Council Regular Meeting - 12.10.2024 DRAFT
- B. Financial Report - October
- C. Financial Report – November

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

Motion by Councilman Werner to approve the consent agenda consisting of items A, B, & C, seconded by Councilwoman Leonard.

**UPON ROLL CALL:**

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

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

**PUBLIC HEARING**

- A. **FIRST READING:** ORDINANCE 2025-01 – ENACTING A NEW CODE FOR THE CITY OF WESTLAKE, FLORIDA; PROVIDING THE REPEAL OF CERTAIN ORDINANCES NOT INCLUDED “CODE OF ORDINANCES OF THE CITY OF WESTLAKE, FLORIDA”

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

**ORDINANCE 2025-01**

**AN ORDINANCE ADOPTING AND ENACTING A NEW CODE FOR THE CITY OF WESTLAKE, FLORIDA; PROVIDING FOR THE REPEAL OF CERTAIN ORDINANCES NOT INCLUDED THEREIN; PROVIDING A PENALTY FOR THE VIOLATION THEREOF; PROVIDING FOR THE MANNER OF AMENDING SUCH CODE; AND PROVIDING WHEN SUCH CODE AND THIS ORDINANCE SHALL BECOME EFFECTIVE.**

Mayor O'Connor introduced the item.

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

Mayor O'Connor asked staff to explain this item.

The City Manager explained the item.

The City Attorney further explained the purpose of Ordinance.

Mayor O'Connor opened for Council comments, there being none, Mayor O'Connor opened for public comments.

Public Comment – Ms. Alicia Torres – 5847 Whippoorwill Circle – Ms. Torres asked if anything in the code was changed. It was confirmed nothing in the Code has changed.

Mayor O'Connor called for a motion.

Motion by Councilman Martinez to approve Ordinance 2025-01, seconded by Councilman Werner.

**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).

**NEW BUSINESS**

- A. **RESOLUTION 2025-01** – Approving and authorizing the strategic planning proposal.

**Submitted By:** Administration

**RESOLUTION 2025-01**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, APPROVING AND AUTHORIZING THE APPROPRIATE CITY OFFICIALS TO EXECUTE THE STRATEGIC PLANNING PROPOSAL FROM THE INTERNATIONAL INSTITUTE FOR LEADERSHIP DEVELOPMENT AND TRAINING FOR THE PURPOSE OF DEFINING THE CITY'S STRATEGIC PLAN; 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 asked the City Manager to comment.

The City Manager stated this item was a follow-up to a previous meeting. The City Manager stated he has received a proposal from Mr. Sugerman for the Strategic Planning session.

Mayor O'Connor called for Council discussions.

Mayor O'Connor, Council, and the City Manager discussed the item in detail.

The City Manager asked Dr. Dale Sugerman to speak on the proposal.

Public Comment – Dr. Dale Sugerman – 4343 Star Ruby Blvd – Mr. Sugerman gave an overview of the Strategic Plan.

Mayor O'Connor called for a motion.

Motion by Councilman Martinez to approve Resolution 2025-01, seconded by Vice Mayor Langowski.

**UPON ROLL CALL:**

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

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

- B. RESOLUTION 2025-02** – Supporting the Procurement and Oversight of Consultants for the development of a Countywide Transportation Plan

**Submitted By:** Administration

**RESOLUTION NO. 2025-02**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, SUPPORTING THE PROCUREMENT AND OVERSIGHT OF CONSULTANTS FOR THE DEVELOPMENT OF A COUNTYWIDE TRANSPORTATION PLAN; SUPPORTING THE FORMATION OF A TECHNICAL ADVISORY COMMITTEE FOR THE SAME; 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 asked the City Manager to comment.

The City Manager stated this item is a request from the county and other municipalities to support the efforts of the countywide transportation plan.

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

Motion by Councilman Werner to approve Resolution 2025-02, seconded by Councilman Martinez.

**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).

- C. RESOLUTION 2025-03** - Authorizing the City Manager to Execute a Sponsorship Agreement with AT&T Mobility LLC

**Submitted By:** Administration

**RESOLUTION NO. 2025-03**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, APPROVING AND AUTHORIZING THE CITY MANAGER TO EXECUTE A SPONSORSHIP AGREEMENT WITH**

**AT&T MOBILITY LLC; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

Mayor O'Connor introduced the item.

Mayor O'Connor asked the City Manager to comment.

The City Manager stated there were changes to the original document and requested that the Council approve subject to final review and approval of the attorney.

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

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

Motion by Councilman Martinez to approve Resolution 2025-03 subject to approval from attorney, seconded by Vice Mayor Langowski.

**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 – no comments.
- B. Councilman Julian Martinez – Looked forward to the Strategic Planning session and reminded everyone about the 5K Race.
- C. Councilman Gary Werner -- Looked forward to the Strategic Planning session.
- D. Vice Mayor Greg Langowski – Announced the Education Advisory Board will be meeting on January 16<sup>th</sup> at City Hall at 6pm.
- E. Mayor JohnPaul O'Connor – Thanked everyone for their attendance and asked to reschedule the February City Council meeting and scheduling the SpringFest.

The Mayor and Council discussed the move of the scheduled February Council meeting in detail.

Mr. Doody stated a motion was needed.

Mayor O'Connor called for a motion to change the February Council meeting from February 4<sup>th</sup> to February 11<sup>th</sup>.

Motion by Vice Mayor Langowski, seconded by Councilwoman Leonard.

**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).

Mr. Cassel explained the various conflicts of holding SpringFest on the anticipated date of April 19 and the alternate date of April 12<sup>th</sup> as it is Passover and suggested April 5<sup>th</sup>.

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## **REPORT – STAFF**

District Chief Vomero provided the Palm Beach County Fire Rescue monthly report.

Lieutenant Sowers of the Palm Beach County Sheriff's Office provided the monthly report and entertained various audience comments.

## **REPORT - CITY ATTORNEY**

No Comments.

## **REPORT - CITY MANAGER**

The City Manager revisited a previous topic of the proper spacing and number of big box stores. The City Manager stated he will be executing a proposal to do a study and report back.

## **PUBLIC COMMENTS**

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Public Comment – Ms. Ana Tapiero – 5991 Whipoorwill Circle – Ms. Tapiero expressed her gratitude to the City Manager but felt the Council does not represent the community. Ms. Tapiero expressed the conflict of interest in adding a lobbyist who is a part of Minto's legal team. Mr. Doody clarified that to be incorrect and the issue has been addressed.

Ms. Tapiero continued, inquiring about reviewing the comprehensive plan. Ms. Tapiero further discussed the conflict of interest of what the City Manager does for the City and Seminole Improvement District. Ms. Tapiero further expressed her concern for adding an agreement of services for the Lobbyist the same day of the Council meeting.

Public Comment – Mr. Bobby Farber - 4829 Saint Armands Way – Mr. Farber asked for clarification of Resolution 2025-02.

Public Comment – Mr. Eric Rehwoldt - 5326 Liberty Lane – Mr. Rehwoldt inquired about a Westlake post office.

Public Comment – Ms. Rebekah Taylor – 13566 Spruce Pine Drive – Ms. Taylor stated her concerns with Resolution 2025-01 and services being contracted without having an RFP or any other quotes for the consultant.

Public Comment – Mr. Chad Isaacson – 15398 Goldfinch Circle – Mr. Isaacson asked for a way to get the Resolutions on the website with common language to better help the community. Mr. Isaacson inquired if there was a way to put a cap on SID's increases and the rates they charge.



Public Comment – Ms. Maribel Garcia – 16095 Whippoorwill Circle – Ms. Garcia stated she hopes that Council is keeping their city beautiful and a safe place.

Public Comment – Mr. Kevin Brown – 13566 Spruce Pine Drive – Mr. Brown asked if there were any updates to alleviate the traffic on Persimmon East to 60<sup>th</sup> Street.

Public Comment – Mr. Theodore Sarandis – 15780 Cresswind Place – Mr. Sarandis expressed the need for a request for a proposal and more details when anyone is doing business with the City.

Public Comment – Unidentified Resident – Resident inquired about land that was set aside for a school and the timeline for building the school.

Public Comment – Ms. Jackie Campbell- 15938 Key Biscayne Lane – Ms. Campbell addressed the concern of being told she couldn't speak more than one time, but Council was allowing individuals to speak more than once.

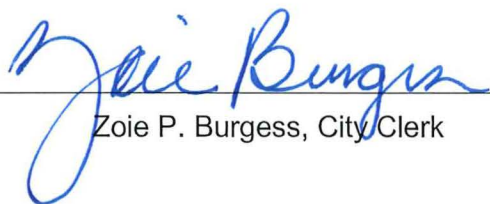
Public Comment – Mr. Kevin Summey- 15763 Goldfinch Circle – Mr. Summey addressed the fines with SID and the contracts that the City uses with no proposals given for a cheaper price.

Public Comment – Mr. Dale Sugerman – 4343 Star Ruby Blvd – Mr. Sugerman stated that he would be happy to withdraw his proposal, and the Council is welcome to obtain other quotes.

Further Council discussion on proposals and seeking approval from Council.

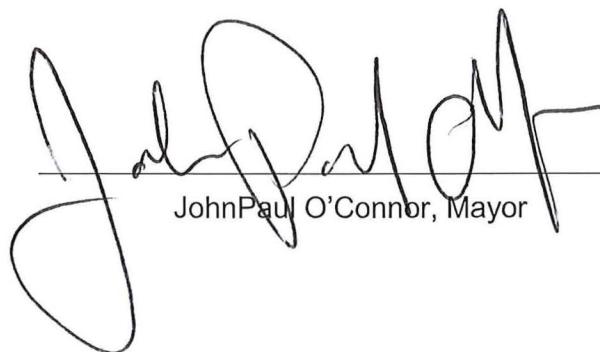
### ADJOURNMENT

There being no further business, Mayor O'Connor adjourned the meeting at 7:58 PM.



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Zoie P. Burgess, City Clerk



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John Paul O'Connor, Mayor