

# CITY OF WESTLAKE



## MINUTES

### **City Council Regular Meeting**

Tuesday, November 01, 2022 at 6:00 PM

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

### **CITY COUNCIL:**

JohnPaul O'Connor, Mayor  
Greg Langowski, Vice Mayor  
Pilar Valle Ron, 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, Planning and Zoning Director  
Suzanne Dombrowski, City Engineer

A regular meeting of the City Council of the City of Westlake was held on Tuesday, November 1, 2022, at 6:00 PM., at the Westlake Community Center, 4005 Seminole Pratt Whitney Road. Members of the public also participated in 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 295 3645

Password: hello

2. Participants also dialed in using phone with the following number:

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

Meeting ID: 2632 295 3645

As a preliminary matter, Ms. Burgess noted that council members are present physically constituting a quorum.

Ms. Burgess provided further instruction regarding public comments, noting that comments will be acknowledged by the mayor and accepted at the appropriate times as indicated in the agenda and those who wish to speak may use the "virtual" hand raise feature.

Ms. Burgess provided the disclaimer that the meeting is being recorded by both voice and video, reminding the audience microphones are live. Ms. Burgess further explained that microphones will be muted; audience members can unmute themselves and anyone that has called in should mute their device.

Ms. Burgess noted that anyone causing a disruption or being inappropriate will be removed from the meeting. Ms. Burgess reminded Council Members physically present to utilize microphones.

### **CALL TO ORDER**

Mayor O'Connor called the City of Westlake Regular City Council meeting of Tuesday November 1, 2022, to order at 6:01 p.m.

### **ROLL CALL**

Present and constituting a quorum:

Councilwoman Charlotte Leonard  
Councilman Julian Martinez  
Councilwoman Pilar Valle Ron  
Vice Mayor Greg Langowski  
Mayor John Paul O'Connor

Also present:

Kenneth Cassel, City Manager  
Donald J. Doody, Esq., City Attorney  
Zoie P. Burgess, CMC City Clerk  
Nilsa Zacarias, Planning and Zoning Director

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**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. Mayor O'Connor noted there is a deletion under item A. Presentations/Proclamations as Mr. Abruzzo will not be making his presentation. An addition of item B under new Business for discussion of a safety event has been added.

Mayor O'Connor called for a Motion to amend the agenda.

Motion by Councilwoman Leonard to accept the agenda with stated corrections, deletions, and additions, seconded by Vice Mayor Langowski.

**UPON ROLL CALL:**

Councilwoman Leonard	YES
Councilman Martinez	YES
Councilwoman Valle Ron	YES
Vice Mayor Langowski	YES
Mayor O'Connor	YES

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

**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.*

Mayor O'Connor called for public comments. Mayor O'Connor called for Ms. Ferrer who submitted a comment prior to meeting.

**A. Marjorie Ferrer - 4930 Glenn Pine Lane - America 250**

Ms. Ferrer, representing, Daughters of the American Revolution, presented a speech highlighting the upcoming 250<sup>th</sup> anniversary of the United States. She explained the focus on the graduating class of 2026, currently high school freshman, and providing them each with the DAR constitution book. The students are to hold on to these books for the next four years as a passport for a trip to Washington DC their senior year. She provided special thanks to City Manager Kenneth Cassel for his support in providing books to students. Ms. Ferrer presented a certificate of appreciation to the city. Mayor O'Connor accepted certificate on behalf of the city.

Mayor O'Connor thanked Ms. Ferrer.



**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\_Regular City Council Meeting 09.06.2022 DRAFT
- B. Minutes\_City Council Final Budget Hearing - 09.19.2022 DRAFT
- C. Minutes\_City Council Regular Meeting - 10.04.2022 DRAFT
- D. Minutes\_City Council Workshop Meeting 10.11.2022 - DRAFT
- E. Monthly Financial Report - September

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

Motion by Councilwoman Valle Ron to approve consent Agenda, seconded by Councilwoman Leonard.

**UPON ROLL CALL:**

Councilman Martinez	YES
Councilwoman Valle Ron	YES
Vice Mayor Langowski	YES
Mayor O'Connor	YES
Councilwoman Leonard	YES

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

**PRESENTATIONS/PROCLAMATIONS**

- A. Presentation - Joseph Abruzzo, Clerk of the Circuit Court & Comptroller for Palm Beach County  
Item removed from agenda.
- B. Proclamation - Veterans Day 2022

**Sponsored By:** Vice Mayor Langowski

Mayor O'Connor identified Proclamation for Veterans Day 2022 sponsored by Vice Mayor Langowski and read the proclamation into record.

**PUBLIC HEARING**

- A. **SECOND READING:** Ordinance 2022-12 – Pedestrian Safety and Public Lodging  
**Submitted By:** Planning and Zoning

**ORDINANCE NO.2022-12**

**AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, CREATING CHAPTER \_\_\_\_\_ OF THE CITY'S CODE OF ORDINANCES ENTITLED "PEDESTRIAN SAFETY AND PUBLIC LODGING" BY SPECIFICALLY CREATING SECTIONS \_\_\_\_\_ THROUGH \_\_\_\_\_ DESIGNED TO PROTECT PEDESTRIANS, PANHANDLERS, SOLICITERS, AND BEGGARS IN PUBLIC STREETS AND RIGHTS OF WAY AND PROHIBITING CERTAIN PUBLIC LODGING SUBJECT TO OUTREACH EFFORTS; PROVIDING FOR CODIFICATION, PROVIDING FOR A CONFLICTS CLAUSE, PROVIDING FOR SEVERABILITY, AND PROVIDING AN EFFECTIVE DATE.**

Mayor O'Connor introduced item.

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

Mr. Leon discussed Ordinance 2022-12, prepared by the city attorney. Mr. Leon stated the Ordinance was approved by City Council on first reading and is requesting approval and adoption of second reading.

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

Ms. Burgess noted there were no public comment cards received prior to the meeting and gave the virtual audience a moment to comment. There being no comments, the next item followed.

Ms. Kathryn Rossmell, from Lewis, Longman and Walker, on behalf of Minto PBLH, LLC, approached the stand and declared her appreciation to the approval of the minor changes that were made.

Mayor O'Connor closed the public hearing section and called for a motion to approve on second reading.

Motion by Councilman Martinez to approve second reading of Ordinance 2022-12, seconded by Councilwoman Valle Ron.

**UPON ROLL CALL:**

Councilwoman Valle Ron	YES
Vice Mayor Langowski	YES
Mayor O'Connor	YES
Councilwoman Leonard	YES
Councilman Martinez	YES

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

**B. FIRST READING:** Ordinance 2022-14 – Chapter 6 Sign Code Amendment

**Submitted By:** Planning and Zoning

**ORDINANCE NO. 2022 - 14**

**AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, AMENDING THE CITY'S SIGN CODE; PROVIDING FOR A MANDATORY SIGNAGE DESIGN WITHIN THE CITY OF WESTLAKE; PROVIDING FOR PURPOSE AND INTENT; PROVIDING FOR DEFINITIONS; PROVIDING FOR AN AMENDMENT TO MAX SIGN FACES AS IDENTIFIED IN TABLE 6-1 ENTITLED RESIDENTIAL POD ENTRY MONUMENT; PROVIDING FOR AN AMENDMENT TO ADDITIONAL REQUIREMENTS AS IDENTIFIED IN TABLE 6-1 PUBLIC ROW SIGN LOCATION; PROVIDING FOR AN AMENDMENT TO MAX SIZE OF COPY AREA AS IDENTIFIED IN TABLE 6-1 ENTITLED WALL SIGN FOR GROUND FLOOR USES WITH SEPARATE ENTRANCES AT GROUND LEVEL; PROVIDING FOR CODIFICATION, PROVIDING FOR A CONFLICTS CLAUSE, PROVIDING FOR SEVERABILITY, AND PROVIDING AN EFFECTIVE DATE.**

Mayor O'Connor introduced item.

Mr. Doody read item, by title only, into record.

Mr. Leon discussed Ordinance 2022-14. Mr. Leon stated Ordinance was presented and recommended for approval at the previous Local Planning Agency Board Meeting. Mr. Leon asked if Council wanted him to display the presentation regarding Ordinance 2022-14.

Mayor O'Connor stated it was not necessary.



Mayor O'Connor called for Council comments. There being none, Mayor O'Connor called for a motion to approve first reading of Ordinance 2022-14.

Motion by Councilwoman Valle Ron to approve first reading of Ordinance 2022-14, seconded by Vice Mayor Langowski.

**UPON ROLL CALL:**

Vice Mayor Langowski	YES
Mayor O'Connor	YES
Councilwoman Leonard	YES
Councilman Martinez	YES
Councilwoman Valle Ron	YES

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

**NEW BUSINESS**

- A. Resolution 2022-32 – Amendment to the Fiscal Year 2022 Budget

**Submitted By:** Finance

**RESOLUTION 2022-32**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, AMENDING THE SPECIAL REVENUE FUND-COMPREHENSIVE PLANNING SERVICES BUDGET FOR FISCAL YEAR 2022; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

Mayor O'Connor introduced item.

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

Mayor O'Connor called for Mr. Cassel to discuss Resolution.

Mr. Cassel informed council the amendment is made by the auditors cleaning up and adjusting the underestimated revenues, it was amended to balance the expense and revenue reports.

Mayor O'Connor called for Council comments. There being none, Mayor O'Connor called for a motion to approve Resolution 2022-32.

Motion by Councilman Martinez to approve Resolution 2022-32, seconded by Councilwoman Leonard.

**UPON ROLL CALL:**

Mayor O'Connor	YES
Councilwoman Leonard	YES
Councilman Martinez	YES
Councilwoman Valle Ron	YES
Vice Mayor Langowski	YES

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

- B. Safety Event – Westlake National Night Out

Mayor O'Connor stated Councilwoman Valle Ron will spearhead the event and Councilman Martinez will assist in the background.

Vice Mayor Langowski asked if two councilmembers were allowed to run an event.

Mr. Cassel clarified Councilwoman Valle Ron will coordinate the event with the City Manager and staff. Councilman Martinez will communicate with staff and City Manager to avoid any conflict.

**CITY COUNCIL COMMENTS**

- A. Councilwoman Charlotte Leonard – Councilwoman Leonard had no comments.
- B. Councilman Julian Martinez - Councilman Martinez had no comments.
- C. Councilwoman Pilar Valle Ron - Councilwoman Valle Ron had no comments.
- D. Vice Mayor Greg Langowski – Vice Mayor Langowski had no comments.
- E. Mayor JohnPaul O'Connor – Mayor O'Connor acknowledged Halloween, noting no incidents being reported.

**REPORT – STAFF**

Reports from Palm Beach County Fire Rescue were placed on dais for council's review.

**REPORT - CITY ATTORNEY**

Mr. Doody had no comments.

**REPORT - CITY MANAGER**

Mr. Cassel discussed issues with Seminole Improvement District and residents not paying their utility bills. Mr. Cassel also stated some residents are using property beyond their property lines and additional action will be necessary. Mayor O'Connor asked if this was being dealt with aggressively. Mr. Cassel stated they are educating residents and reminding them of their property lines.

**PUBLIC COMMENTS AND REQUESTS**

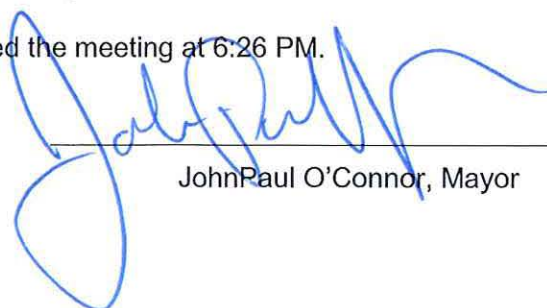
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Mayor O'Connor called for public comments. Ms. Burgess noted there were no public comment cards received prior to the meeting and gave the virtual audience a moment to comment. There being no comments, the next item followed.

**ADJOURNMENT**

There being no further business, Mayor O'Connor adjourned the meeting at 6:26 PM.

  
Zoie P. Burgess, City Clerk

  
JohnPaul O'Connor, Mayor