

# CITY OF WESTLAKE



## MINUTES

### **City Council Regular Meeting**

Tuesday, February 11, 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  
VACANT – Seat 2  
Charlotte Leonard, Council Member – Seat 3

### **CITY STAFF:**

Ken Cassel, City Manager  
Zoie P. Burgess, CMC, City Clerk  
Jennifer Hankins, Deputy 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, February 11, 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 153 9765  
Password: hello
2. Participants also dialed in using phone with the following number:  
United States Toll: +1-650-479-3208  
Meeting ID: 2632 153 9765

### **CALL TO ORDER**

Mayor O'Connor called the City of Westlake regular meeting of Tuesday, February 11, 2025, to order at 6:00 PM.

### **ROLL CALL**

Present and constituting a quorum:

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

Also present:

Kenneth Cassel, City Manager  
Donald J. Doody, Esq., City Attorney  
Osniel Leon, AICP, Planning & Zoning  
Zoie Burgess, CMC, City Clerk  
Jennifer Hankins, Deputy 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.

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

Motion by Vice Mayor Langowski to approve the agenda, seconded by Councilman Werner.

### **UPON ROLL CALL:**

Councilman Werner	YES
Councilwoman Leonard	YES

Vice Mayor Langowski	YES
Mayor O'Connor	YES

With all in favor, motion carried without dissent (4-0).

## **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. Bobby Farber - 4829 Saint Armands Way – Mr. Farber stated he had nothing to report as nothing is currently happening. Mr. Farber supplied Council with papers from Florida Power & Light (FPL) to show what they are being provided and proceeded to ask Council what they have done for the City to assist with lighting.

Public Comment – Ms. Alicia Torres – 5847 Whippoorwill Circle – Ms. Torres stated her concern with the City missing another management deadline for a Request for Production (RFP). She mentioned the missed deadline for Waste Management Services and the additional pay increase the previous year due to a previous missed deadline.

City Manager and Council discussion regarding the solid waste RFP.

## **PRESENTATIONS/PROCLAMATIONS**

A. None

## **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. Monthly Financial Report - December

B. Minutes\_City Council Regular Meeting - 01.07.2025 DRAFT

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

Motion by Vice Mayor Langowski to approve the consent agenda, seconded by Councilman Werner.

## **UPON ROLL CALL:**

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

With all in favor, motion carried without dissent (4-0).

## **PUBLIC HEARING - QUASI JUDICIAL**

**A. SPM-2024-02:** Application of Grove Market Anderson, LLC requesting a Master Site Plan Modification to the previously approved master site plan for the Grove Market shopping plaza development. The

applicant proposes the creation of a new outparcel by redeveloping a 0.73-acre portion of the existing parking lot to accommodate a 2,925 square foot Bank with Drive-Through facility within the Grove Market shopping plaza. The subject property is located at 5060 Seminole Pratt Whitney Road, Loxahatchee FL, 33470. Pursuant to Chapter 8, Section 2 (A) Reduction of Minimum Space Requirements. The applicant is requesting to reduce the overall number of parking space requirements from 395 to 374 parking spaces, and provided a Declaration of Unity of Control for Parking and a Shared Parking Study.

**Submitted By:** Planning and Zoning

Mayor O'Connor introduced the item and asked Mr. Doody to swear in the witnesses.

Mr. Doody swore in all witnesses who would be providing testimony.

Mayor O'Connor asked for members to disclose any ex-parte communications.

Mayor O'Connor stated he has had communications concerning Chase Bank with the applicant, the parcel owner, and others. Mayor O'Connor stated that as it relates to the application, his only communication has been with the applicant.

The remaining Council have had no communication.

Mayor O'Connor called for presentations.

Planning & Zoning PowerPoint presented by Mr. Osniel Leon.

Application presentation, presented by Ms. Nicole Berlin, St. Petersburg, Florida of Grove Market Anderson LLC Chase Bank.

Ms. Berlin stated the presentation was similar to the presentation given by the Planning & Zoning staff and asked Council if they would like to ask any questions directly.

The City Attorney asked Ms. Berlin if she agreed with the conditions given.

Ms. Berlin stated she agreed to the conditions provided.

Mayor O'Connor asked the Council if they had any questions for the applicant.

Councilman Werner had several questions and comments for Planning & Zoning staff regarding staff report, and code requirements.

Council, Planning and Zoning, and the applicant had an open discussion concerning the presentation and documents given concerning shared parking, parking spaces, public notices, non-conformities with the parking width, walkways/pavers, and approved site plans.

The Council and the applicant proceeded to discuss crosswalks, pavers, and the color for the south elevation.

The Conditions agreed upon.

1. Applicant shall contribute one percent (1 %) of the building's construction cost to the City of Westlake Art Acquisition Fund prior to the issuance of a building permit.
2. City Council approval is conditioned upon the City Attorney's receiving all required documentation. No permits, entitlements, or further actions related to this approval shall be issued or take effect until the City Attorney has reviewed and approved the necessary documentation to the satisfaction of the City.
3. Subject to the approval of the City Attorney, Applicant shall execute and record the Declaration of Unity of Control for Parking prior to building permit issuance.
4. Applicant shall provide and install crosswalk pavers that connect to the multimodal pathway prior to Certificate of Occupancy (CO). Paver blocks shall be consistent with those utilized throughout the city.
5. The building south elevation shall feature FC-2 Ash Color.

Mayor O'Connor opened for public comments.

Public Comment – Ms. Anita Kaplan- 5459 Santa Rosa Lane – Ms. Kaplan stated her concern with the parking conditions due to a previous conversation with Council in the area where Chase Bank will be located. Ms. Kaplan stated her concern about the parking spaces once Chase Bank and Aldi are open.

Public Comment – Mr. Addison Verklas - 14868 Wildwood Circle – Mr. Verklas wanted to discuss the crosswalks. He stated downtown Fort Lauderdale had the pavers in the crosswalks and people were getting hurt by twisting their ankles, the crosswalks were sinking and cautioned the Council about maintenance.

Mayor O'Connor closed public hearing.

Mayor O'Connor called for a motion.

Motion by Councilman Werner to approve SPM-2024-02 for Chase Bank of Grove Market with two original conditions and the additional conditions that was discussed that the applicant agreed to, seconded by Councilwoman Leonard.

**UPON ROLL CALL:**

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

With all in favor, motion carried without dissent (4-0).

**PUBLIC HEARING**

- A. SECOND 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 Resolution, by title only, into the record.

Mayor O'Connor asked for staff comments, there being none, Mayor O'Connor asked for Council comments.

Councilman Werner asked for clarity that nothing was being changed in the Ordinances.

Mayor O'Connor confirmed nothing will be changed with the Ordinances.

Mayor O'Connor opened for public comments, there being none, Mayor O'Connor closed public hearing and called for a motion.

Motion by Vice Mayor Langowski to approve Ordinance 2025-01, seconded by Councilman Werner.

**UPON ROLL CALL:**

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

With all in favor, motion carried without dissent (4-0).

## **NEW BUSINESS**

A. None

## **CITY COUNCIL COMMENTS**

A. Councilwoman Charlotte Leonard – Councilwoman Leonard asked the Council to consider a Proclamation for the International Women’s Day in March.

The Mayor and Council agreed to present the Proclamation in March.

B. Councilman Gary Werner – Councilman Werner stated he had been on Council for a year. He read a statement into record where he asked the Council to consider a Charter Review Committee and a Planning & Zoning Commission.

Mayor O’Connor opened for Council discussions. With discussions, the Council agreed to wait until after the Strategic Planning Session with Dr. Sugerman to see what can be done, addressed, and adjusted.

C. Vice Mayor Greg Langowski – Vice Mayor stated the Palm Beach County Transportation, and the Palm Beach County Let’s Move digital vibes has asked the City of Westlake to present a Proclamation for Florida Bike Month as they have done in the past. He also announced the member and an alternate position vacancy with the Education Advisory Board.

The Vice Mayor asked for the dollar amount of 5K race. The City Manager stated the numbers were not complete for the 5K race.

Mayor and Council agreed with the Proclamation requested.

D. Mayor JohnPaul O’Connor – Mayor O’Connor thanked former Councilman Julian Martinez for his service and time with the City of Westlake. Mayor O’Connor spoke of the seat that will need to be filled to replace former Councilman Julian Martinez and asked the City Manager to give more details.

The City Manager stated that the charter requires that if it’s two years and 81 days or less then it would be an appointed position, and someone will need to be appointed by Council. Mr. Cassel announced the Council would need to meet on February 25, 2025, as it is within 30 days of former Councilman Martinez’s resignation, to choose the candidate and that the deadline for applications would be February 20, 2025.

The City Manager asked the City Clerk to explain the process.

Ms. Burgess stated the application would be available on the website and the applicants would also need to email their resumes.

Ms. Burgess confirmed with Council that all applications submitted would be forwarded to Council once received for review.

## **REPORT – STAFF**

Lieutenant Sowers of the Palm Beach County Sheriff’s Office introduced Captain Robert Sandt to the team for Westlake and Loxahatchee Groves and then provided the monthly report.

Captain Sandt addressed the Council.

District Chief Adams provided the Palm Beach County Fire Rescue quarterly report.

## **REPORT - CITY ATTORNEY**

No Comments.

### **REPORT - CITY MANAGER**

Mr. Cassel wanted to confirm with Council that the Springfest Event is scheduled for April 5<sup>th</sup>. The Council agreed.

Mr. Cassel reconfirmed the Strategic Planning Session. Mr. Cassel stated the scheduled meeting for March's Council Meeting will need to be rescheduled for March 20<sup>th</sup> as Council will be traveling.

The Council agreed to the date change of March 20, 2025.

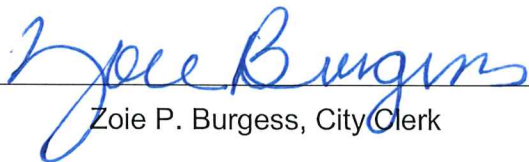
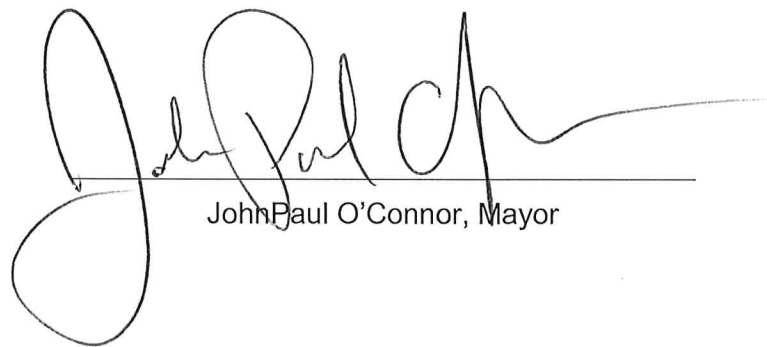
Ms. Burgess added there will be a Local Planning Agency meeting at 5:30 PM on March 20, 2025.

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### **ADJOURNMENT**

There being no further business, Mayor O'Connor adjourned the meeting at 7:15 PM.

  
Zoie P. Burgess, City Clerk  
John Paul O'Connor, Mayor