

CITY OF WESTLAKE



AGENDA

City Council Regular Meeting

Tuesday, September 01, 2026, 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: +1-650-479-3208

CITY COUNCIL:

JohnPaul O'Connor, Mayor
Greg Langowski, Vice Mayor
Gary Werner, Council Member – Seat 1
Erik Gleason, Council Member – Seat 2
Charlotte Leonard, Council Member – Seat 3

CITY STAFF:

Howard W. Brown, Jr., ICMA-CM, City Manager
Zoie P. Burgess, CMC, City Clerk
Donald J. Doody, Esq., City Attorney
Osniel Leon, AICP, Planning and Zoning
Suzanne Dombrowski, P.E., ENV SP, Engineering

[TENTATIVE: SUBJECT TO REVISION]

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

ADDITIONS, DELETIONS OR MODIFICATIONS, AND APPROVAL OF AGENDA

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.

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 Statements July 2026
- [B.](#) MINUTES_City Council Regular Meeting - 07.16.2026 DRAFT
- [C.](#) MINUTES_City Council Budget Workshop - 08.04.2026 DRAFT
- [D.](#) MINUTES_City Council and Seminole Improvement District Joint Workshop - 08.04.2026 DRAFT
- [E.](#) MINUTES_City Council Regular Meeting - 08.04.2026 DRAFT

PRESENTATIONS/PROCLAMATIONS

- A. 211 HelpLine Presentation
Presented By: Patrice Schroeder - Community Relations Specialist
- [B.](#) Proclamation 2026-15 - Hispanic Heritage Month
- [C.](#) Proclamation 2026-16 - Constitution Week
- [D.](#) Proclamation 2026-17 - Patriots Day and National Day of Service and Remembrance
- [E.](#) Proclamation 2026-18 - Recognizing September 2026 as Suicide Prevention Awareness Month
- [F.](#) Proclamation 2026-19 - Declaring September 2026 As Hunger Action Month

PUBLIC HEARING - QUASI JUDICIAL

- A. MSP-2026-01:** The applicant is requesting approval of a Master Sign Plan for the Silver Lake residential development, located south of Persimmon Boulevard and east of Parcel T (The Estates), in the southeast corner of the City of Westlake. The applicant proposes three (3) Residential Pod Entry Monument Signs: two (2) mirrored signs at the main entrance, located on the north and south sides of the entrance, and one (1) sign at the secondary entrance. Additionally, the applicant proposes one (1) directional sign on private property directing residents to the recreation center.

Submitted By: Planning and Zoning

- B. MSP-2026-04:** The applicant is requesting Master Sign Plan approval for a 6.64-acre site for a Neighborhood Park use to be known as "Westlake Fieldhouse," located at the southeast corner of Town Center Parkway and Riverbend Road. The application includes one (1) directional/project-identification ground sign located on the subject property along Riverbend Road.

Submitted By: Planning and Zoning

PUBLIC HEARING

- A.** Consideration of Ordinance No. 2026-10 on first reading, amending Chapter 24 of the City of Westlake Code of Ordinances to create Section 24-30, "School Zone Speed Detection Systems," authorizing the placement, installation, and operation of School Zone Speed Detection Systems (SDS) and establishing enforcement and hearing procedures consistent with Section 316.008(9), Florida Statutes.

Submitted By: City Manager

ORDINANCE NO. 2026-10

AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, AMENDING CHAPTER 24 ENTITLED "TRAFFIC AND VEHICLES," OF THE CODE OF ORDINANCES BY SPECIFICALLY CREATING SECTION 24-30 ENTITLED "SCHOOL ZONE SPEED DETECTION SYSTEMS" OF ARTICLE III ENTITLED "TRAFFIC ENFORCEMENT," TO AUTHORIZE THE PLACEMENT, INSTALLATION, AND OPERATION OF SPEED DETECTION SYSTEMS ON ROADWAYS MAINTAINED AS SCHOOL ZONES, ESTABLISH TRAFFIC ENFORCEMENT PROCEDURES WHEN SPEED DETECTION SYSTEMS ARE UTILIZED FOR SCHOOL ZONE SPEED LIMIT VIOLATIONS, AND CREATE HEARING PROCEDURES RELATING TO SUCH SCHOOL ZONE SPEED LIMIT VIOLATIONS; PROVIDING FOR IMPLEMENTATION; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

NEW BUSINESS

- A.** Resolution 2026-21 – Legal Holidays

Submitted By: City Clerk's Office

RESOLUTION 2026-21

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, DESIGNATING LEGAL HOLIDAYS WHEREIN THE CITY OF WESTLAKE WILL NOT BE OPEN FOR NORMAL BUSINESS HOURS;

PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

- B. Discussion, Consideration and Authorization of City Manager to negotiate and execute an agreement for a Municipal Digital Resident Engagement and Customer Service Platform

Submitted By: Mayor O'Connor

- C. Resolution 2026-22 - Authorizing the City of Westlake to Piggyback on the City of Plantation Contract with RedSpeed Florida, LLC for School Zone Speed Detection Services and Approval of the Piggyback Agreement.

Submitted By: City Manager

RESOLUTION 2026-22

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, APPROVING THE PIGGYBACKING OF CITY OF PLANTATION CONTRACT NO. 005-24 WITH REDSPEED FLORIDA, LLC FOR SCHOOL ZONE SPEED DETECTION SERVICES; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

- D. Art In Public Places Advisory Board - Consideration and Appointment of Darline Winewski as an Alternate Advisory Board Member

Submitted By: City Clerk's Office

RESOLUTION NO. 2026-24

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, APPOINTING ONE (1) MEMBER TO SERVE ON THE ART IN PUBLIC PLACES ADVISORY BOARD; PROVIDING FOR CONFLICTS, PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

CITY COUNCIL COMMENTS

- A. Councilwoman Charlotte Leonard
- B. Councilman Erik Gleason
- C. Councilman Gary Werner
- D. Vice Mayor Greg Langowski
- E. Mayor JohnPaul O'Connor

REPORT - STAFF

REPORT - CITY ATTORNEY

REPORT - CITY MANAGER

- A. Discussion and Selection of Council Member to Serve as Chair of the Audit Selection Committee

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.

ADJOURNMENT

Next Meeting (Subject to Change or be Cancelled): September 8, 2026

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: Tuesday, August 25, 2026

File Attachments for Item:

A. Financial Statements July 2026



MEMORANDUM

TO: Members of the City Council, City of Westlake
FROM: Lucus McDonald, Accounting Supervisor
CC: Stephen Bloom, Vice President Finance
DATE: August 20, 2026
SUBJECT: July 2026 Financial Report

Please find attached the July 2026 financial report. During your review, please keep in mind that the goal is for revenue to meet or exceed the year-to-date budget and for expenditures to be at or below the year-to-date budget. An overview of the City's funds is provided below. Should you have any questions or require additional information, please contact Lucus McDonald at lmcdonald@azuria.com.

General Fund

- Total Revenues through July were approximately 95% of the annual budget. Collections of the FY2026 Ad Valorem Tax and Special Assessments were approximately 98% and 100%, respectively.
- Total Expenditures and Contingency through July were approximately 45% of the annual budget.

Special Revenue Fund – Housing Assistance Program

- Total Revenues through July were approximately 309% of the annual budget, which was a result of a higher than anticipated rate of construction and donations on commercial permits. A donation of \$1,500 per Single Family Residence building permit is paid into the Housing Assistance Program.

Special Revenue Fund – Comprehensive Planning Services

- Total Revenues through July were approximately 43% of the annual budget.
- Total Expenditures through July were approximately 63% of the annual budget.

City of Westlake

Financial Report

July 31, 2026



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City of Westlake

Financial Statements

July 31, 2026

Balance Sheet
July 31, 2026

ACCOUNT DESCRIPTION	GENERAL FUND	SPECIAL REVENUE FUND - HOUSING ASSISTANCE PROGRAM	SPECIAL REVENUE FUND - COMPREHENSIVE PLANNING SVCS	TOTAL
ASSETS				
Cash - Checking Account	\$ 1,068,954	\$ -	\$ -	\$ 1,068,954
Cash Restricted for Donated Funds	275,521	-	-	275,521
Assessments Receivable	38,296	-	-	38,296
Due From Other Funds	2,886,823	-	-	2,886,823
Investments:				
Money Market Account	14,060,385	630,329	-	14,690,714
Other	-	3,354,353	-	3,354,353
Prepaid Items	177	-	-	177
Deposits	666	-	-	666
Mortgages Receivable	-	3,209,908	-	3,209,908
TOTAL ASSETS	\$ 18,330,822	\$ 7,194,590	\$ -	\$ 25,525,412
LIABILITIES				
Accounts Payable	\$ 8,240	\$ -	\$ 1,300	\$ 9,540
Accrued Expenses	-	2,587	-	2,587
DBPR surcharge	1,884	-	-	1,884
DCA surcharge	2,787	-	-	2,787
Impact Fees	484,322	-	-	484,322
Unearned Revenue	533,841	-	-	533,841
Due To Developer	-	-	93,801	93,801
Due To Other Districts	114,869	-	-	114,869
Due To Other Gov'tl Units	312	-	-	312
Deferred Revenue-Developer Submittals (Minto)	-	-	42,975	42,975
Bonds Payable	100	-	-	100
Due To Other Funds	-	80,398	2,806,425	2,886,823
Deferred Inflow of Resources	38,296	-	-	38,296
TOTAL LIABILITIES	1,184,651	82,985	2,944,501	4,212,137
FUND BALANCES				
Nonspendable:				
Prepaid Items	177	-	-	177
Deposits	666	-	-	666
Restricted for:				
Special Revenue	-	7,111,605	-	7,111,605
Unassigned:	17,145,328	-	(2,944,501)	14,200,827
TOTAL FUND BALANCES	\$ 17,146,171	\$ 7,111,605	\$ (2,944,501)	\$ 21,313,275
TOTAL LIABILITIES & FUND BALANCES	\$ 18,330,822	\$ 7,194,590	\$ -	\$ 25,525,412

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending July 31, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES				
Interest - Investments	\$ -	\$ -	\$ 348,235	\$ 348,235
Ad Valorem Taxes	7,525,730	7,525,730	7,387,968	(137,762)
Ad Valorem Taxes - Discounts	(301,000)	(301,000)	(277,020)	23,980
Discretionary Sales Surtaxes	605,400	504,500	-	(504,500)
FPL Franchise	487,100	405,916	472,049	66,133
Gas	82,000	68,334	76,574	8,240
Solid Waste	42,300	35,250	58,471	23,221
Electricity	621,400	517,834	646,104	128,270
Water	198,900	165,750	122,117	(43,633)
Gas	182,500	152,084	155,629	3,545
Communication Services Taxes	159,800	133,166	161,000	27,834
Occupational Licenses	37,300	31,084	25,704	(5,380)
Building Permits	-	-	4,398	4,398
Building Permits - Surcharge	-	-	11	11
Building Permits - Admin Fee	99,200	82,666	91,633	8,967
Engineering Permits	-	-	1,804	1,804
Planning & Zoning Permits	-	-	2,500	2,500
State Revenue Sharing Proceeds	102,800	85,666	84,483	(1,183)
Alcoholic Beverage License	1,100	825	-	(825)
Other Public Safety Chrgs/Fees	9,400	7,834	10,144	2,310
Garbage/Solid Waste Revenue	233,400	194,500	129,115	(65,385)
Penalties	-	-	204	204
Other Operating Revenues	10,200	10,200	8,432	(1,768)
Special Events	-	-	13,500	13,500
Event Sponsors	-	-	26,557	26,557
Judgements and Fines	-	-	1,589	1,589
Interest - Tax Collector	-	-	7,501	7,501
Special Assmnts- Tax Collector	948,700	948,700	949,486	786
Special Assmnts- Discounts	(37,900)	(37,900)	(35,643)	2,257
Other Miscellaneous Revenues	-	-	360	360
Lien Search Fee	12,500	10,416	11,733	1,317
TOTAL REVENUES	11,020,830	10,541,555	10,484,638	(56,917)

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending July 31, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>EXPENDITURES</u>				
<u>Legislative</u>				
Mayor/Council Stipend	60,000	50,000	50,000	-
FICA Taxes	4,600	3,833	3,825	8
ProfServ-Legislative Expense	75,000	62,500	28,417	34,083
Telephone, Cable & Internet Service	4,700	3,916	4,738	(822)
Lease - Building	176,000	146,666	6,000	140,666
Public Officials Insurance	5,500	5,500	4,662	838
Misc-Event Expense	254,000	254,000	265,373	(11,373)
Council Expenses	80,000	66,666	57,189	9,477
Payroll Services	-	-	68	(68)
Dues, Licenses, Subscriptions	15,000	15,000	14,233	767
Total Legislative	674,800	608,081	434,505	173,576
<u>City Manager</u>				
Contracts-City Manager	258,500	215,416	217,100	(1,684)
Travel & Training	-	-	374	(374)
Misc-Public Relations	50,000	41,667	6,090	35,577
Office Supplies	12,200	10,166	2,079	8,087
Dues, Licenses, Subscriptions	2,700	1,778	1,383	395
Total City Manager	323,400	269,027	227,026	42,001
<u>City Clerk</u>				
ProfServ-Web Site Maintenance	7,600	6,334	3,558	2,776
Contracts-City Clerk	233,100	194,250	194,250	-
Postage and Freight	1,900	1,584	3,169	(1,585)
Printing	12,500	10,416	5,322	5,094
Legal Advertising	17,500	14,583	7,901	6,682
Miscellaneous Expenses	12,500	10,416	26,955	(16,539)
Office Supplies	2,900	2,417	4,310	(1,893)
Dues, Licenses, Subscriptions	35,600	24,204	22,329	1,875
Total City Clerk	323,600	264,204	267,794	(3,590)
<u>Finance</u>				
Auditing Services	8,100	8,100	-	8,100
Contracts-Finance	108,100	90,084	90,083	1
Total Finance	116,200	98,184	90,083	8,101

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending July 31, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>Legal Counsel</u>				
ProfServ-Legal Services	101,500	84,584	118,475	(33,891)
ProfServ-Legal Litigation	122,600	102,166	5,876	96,290
Total Legal Counsel	224,100	186,750	124,351	62,399
<u>Other Administrative Services</u>				
ProfServ-Info Technology	85,300	72,300	71,437	863
Contracts-Admin. Service	456,500	380,416	380,417	(1)
Misc-Assessment Collection Cost	9,500	9,500	3,107	6,393
General Government	150,000	125,000	-	125,000
Total Other Administrative Services	701,300	587,216	454,961	132,255
<u>Facility Services</u>				
Telephone, Cable & Internet Service	9,200	7,667	8,458	(791)
Lease - Building	25,000	20,834	-	20,834
Insurance (Liab,Auto,Property)	13,900	13,900	9,465	4,435
Miscellaneous Services	1,500	1,250	2,843	(1,593)
Cleaning Services	14,300	11,916	8,974	2,942
Principal-Capital Lease	16,700	13,916	20,555	(6,639)
Interest-Capital Lease	2,800	2,334	2,574	(240)
Total Facility Services	83,400	71,817	52,869	18,948
<u>Community Services</u>				
Contracts-Solid Waste	1,360,400	1,133,666	1,085,354	48,312
Contracts-Sheriff	1,398,600	1,165,500	1,074,518	90,982
Electricity	253,800	211,500	167,078	44,422
R&M-Community Maintenance	31,200	26,000	26,000	-
Operating Supplies	58,600	43,950	-	43,950
Roadway Services	13,600	10,200	17,882	(7,682)
Total Community Services	3,116,200	2,590,816	2,370,832	219,984
<u>Capital Expenditures & Projects</u>				
Capital Improvements	50,000	50,000	-	50,000
Cap Outlay - Equipment	25,000	25,000	-	25,000
Total Capital Expenditures & Projects	75,000	75,000	-	75,000

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>Reserves</u>				
Misc-Contingency	280,700	233,916	3,736	230,180
1st Quarter Operating Reserves	1,473,400	1,227,834	-	1,227,834
Reserve - Capital Projects	1,500,000	1,250,000	-	1,250,000
Total Reserves	3,254,100	2,711,750	3,736	2,708,014
TOTAL EXPENDITURES & RESERVES	8,892,100	7,462,845	4,026,157	3,436,688
Excess (deficiency) of revenues Over (under) expenditures	2,128,730	3,078,710	6,458,481	3,379,771
<u>OTHER FINANCING SOURCES (USES)</u>				
Grants/Donations-Other Sources	-	-	36,850	36,850
Grants and Aids	(50,000)	(41,666)	-	41,666
Contribution to (Use of) Fund Balance	2,078,730	-	-	-
TOTAL FINANCING SOURCES (USES)	2,028,730	(41,666)	36,850	78,516
Net change in fund balance	\$ 2,078,730	\$ 3,037,044	\$ 6,495,331	\$ 3,458,287
FUND BALANCE, BEGINNING (OCT 1, 2025)	10,650,840	10,650,840	10,650,840	
FUND BALANCE, ENDING	\$ 12,729,570	\$ 13,687,884	\$ 17,146,171	

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending July 31, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES				
Interest - Investments	\$ -	\$ -	\$ 35,753	\$ 35,753
Dividends	-	-	94,858	94,858
Donations	300,000	250,000	797,815	547,815
TOTAL REVENUES	300,000	250,000	928,426	678,426
EXPENDITURES				
<u>Housing Assistance Program Manager</u>				
Contracts - Housing Assistance Program Manager	-	-	67,398	(67,398)
Total Housing Assistance Program Manager	-	-	67,398	(67,398)
<u>Other Administrative Services</u>				
Bank Fees	-	-	126	(126)
Total Other Administrative Services	-	-	126	(126)
<u>Physical Environment</u>				
Software	-	-	4,000	(4,000)
Software License Fees & Renewals	-	-	9,000	(9,000)
Total Physical Environment	-	-	13,000	(13,000)
<u>Public Assistance</u>				
Misc-Admin Fee (%)	21,000	17,500	-	17,500
Assistance Program	279,000	232,500	-	232,500
Total Public Assistance	300,000	250,000	-	250,000
TOTAL EXPENDITURES	300,000	250,000	80,524	169,476
Excess (deficiency) of revenues				
Over (under) expenditures	-	-	847,902	847,902
Net change in fund balance	\$ -	\$ -	\$ 847,902	\$ 847,902
FUND BALANCE, BEGINNING (OCT 1, 2025)	6,263,703	6,263,703	6,263,703	
FUND BALANCE, ENDING	\$ 6,263,703	\$ 6,263,703	\$ 7,111,605	

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending July 31, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES				
Interest - Investments	\$ -	\$ -	\$ -	\$ -
Building Permits	2,268,800	1,890,666	611,318	(1,279,348)
Reinspection Fees	-	-	50	50
Building Permits - Surcharge	6,000	5,000	4,340	(660)
Other Building Permit Fees	30,000	25,000	70,200	45,200
Building Permits - Admin Fee	147,100	122,584	129,702	7,118
Engineering Permits	261,200	217,666	441,538	223,872
Planning & Zoning Permits	336,800	280,666	64,182	(216,484)
TOTAL REVENUES	3,049,900	2,541,582	1,321,330	(1,220,252)
EXPENDITURES				
Comprehensive Planning				
ProfServ-Engineering	261,200	217,666	297,460	(79,794)
ProfServ-Info Technology	327,400	272,834	118,880	153,954
ProfServ-Legal Services	42,300	35,250	10,290	24,960
ProfServ-Planning/Zoning Board	336,800	280,666	326,343	(45,677)
ProfServ-Compliance Service	186,500	155,416	140,400	15,016
ProfServ-Building Permits	1,738,800	1,449,000	972,425	476,575
Special Magistrate	30,000	25,000	-	25,000
Telephone, Cable & Internet Service	5,300	4,416	3,477	939
Lease - Building	24,000	20,000	-	20,000
Printing	1,000	1,000	-	1,000
Miscellaneous Services	3,000	2,500	3,172	(672)
Misc-Admin Fee (%)	33,800	28,166	28,167	(1)
Billing Service Fees	41,200	34,334	18,472	15,862
Office Supplies	900	750	95	655
Cleaning Services	12,800	10,666	10,660	6
Principal-Capital Lease	4,200	3,500	505	2,995
Interest-Capital Lease	700	584	74	510
Total Comprehensive Planning	3,049,900	2,541,748	1,930,420	611,328
TOTAL EXPENDITURES	3,049,900	2,541,748	1,930,420	611,328
Excess (deficiency) of revenues				
Over (under) expenditures	-	(166)	(609,090)	(608,924)
Net change in fund balance	\$ -	\$ (166)	\$ (609,090)	\$ (608,924)
FUND BALANCE, BEGINNING (OCT 1, 2025)	(2,335,411)	(2,335,411)	(2,335,411)	
FUND BALANCE, ENDING	\$ (2,335,411)	\$ (2,335,577)	\$ (2,944,501)	

City of Westlake

Supporting Schedule

July 31, 2026

Cash and Investment Report

July 31, 2026

GENERAL FUND

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Yield</u>	<u>Balance</u>
Checking Account - Operating	BankUnited	Checking Account	n/a	\$1,068,954
Money Market	BankUnited	MMA	4.07%	\$14,335,906
			Subtotal	\$15,404,860

SPECIAL REVENUE FUND

Money Market	BankUnited	MMA	4.07%	\$557,653
Government Checking	Valley Bank	Checking Account	4.33%	\$72,676
Brokerage Account	Valley Bank	Government Fund Class A	4.01%	\$3,354,353
			Subtotal	\$3,984,682
			Total	\$19,389,542

File Attachments for Item:

B. MINUTES_City Council Regular Meeting - 07.16.2026 DRAFT

CITY OF WESTLAKE



MINUTES

City Council Regular Meeting

Thursday, July 16, 2026, 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
Erik Gleason, Council Member – Seat 2
Charlotte Leonard, Council Member – Seat 3

CITY STAFF:

Howard W. Brown, Jr., ICMA-CM, City Manager
Zoie Burgess, CMC, City Clerk
Donald J. Doody, City Attorney
Osniel Leon, AICP, Planning and Zoning
Suzanne Dombrowski, P.E., ENV SP, Engineering

A regular meeting of City Council of the City of Westlake was held on Thursday, July 16, 2026, 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: 2868 941 1605

Password: hello

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

United States Toll: +1-650-479-3208

Meeting ID: 2868 941 1605

CALL TO ORDER

Mayor O'Connor called the City of Westlake regular meeting of Thursday, July 16, 2026, 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:

Howard W. Brown, Jr., City Manager
Zoie Burgess, CMC, City Clerk
Jacob G. Horowitz, City Attorney

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.

Motion to approve the agenda as presented was made by Councilman Gleason and seconded by Councilman Werner.

ROLL CALL

Councilman Werner	YES
Councilman Gleason	YES
Councilwoman Leonard	YES
Vice Mayor Langowski	YES
Mayor O'Connor	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. Bobby Farber – 4829 Saint Armands Way – Mr. Farber spoke on three topics; he complimented the recent FourthFest event but recommended scheduling the opening ceremony later for better attendance. Also commending Yla Flores and the SID team for their excellent coordination. Mr. Farber also highlighted a perceived conflict with the City Council acting as the Local Planning Agency and urged City Manager Howard Brown to resolve the issue by introducing a dedicated planning and zoning board for resident input. Lastly, Mr. Farber posed some question regarding the HAPPY program, and specific benefits for Cresswind applicants, suggesting the sales office fails to inform eligible residents and advocating for city staff to promote the program at Cresswind monthly.

Mayor O'Connor acknowledged that several of Mr. Farber's statements contained inaccuracies and committed to having staff member Ms. Garcia follow up with Mr. Farber directly to provide clarification.

Councilman Werner requested that Ms. Garcia also report back to the full Council with corrections to 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. MINUTES_City Council Regular Meeting - 06.02.2026 DRAFT

B. Monthly Financial Report – May

Motion by Vice Mayor Langowski to approve the Consent Agenda, seconded by Councilwoman Leonard.

ROLL CALL

Councilman Gleason	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).

PRESENTATIONS/PROCLAMATIONS

A. Annual Presentation - Palm Beach County Commission on Ethics

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

Mayor O'Connor introduced item.

Ms. Levesque, Intake and Compliance Manager for the Palm Beach County Commission on Ethics, introduced herself and delivered the annual ethics presentation to the Council.

PBSO presented their monthly report.

Fire Rescue presented their monthly report.

B. Legislative Session Update and Lobbying Services Report, Presented

Presented By: Karl Rasmussen, Metz, Husband & Daughton, PA

Mayor O'Connor introduced Mr. Karl Rasmussen.

Mr. Rasmussen presented a Legislative Session Update and Lobbying Services Report.

PUBLIC HEARING

A. **SECOND READING:** Ordinance 2025-08 – EAR-Based Comprehensive Plan Update

Submitted By: Planning and Zoning

ORDINANCE NO. 2025-08

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, ADOPTING AN EAR-BASED AMENDMENT TO THE CITY OF WESTLAKE COMPREHENSIVE PLAN PURSUANT TO SECTION 163.3184, FLORIDA STATUTES; ADOPTING THE AMENDMENTS CONTAINED IN EXHIBIT "A"; AUTHORIZING THE APPROPRIATE CITY OFFICIALS TO TRANSMIT THE ADOPTED COMPREHENSIVE PLAN AMENDMENT TO THE FLORIDA DEPARTMENT OF COMMERCE AND ALL OTHER REQUIRED GOVERNMENTAL AGENCIES OR ENTITIES AS REQUIRED BY LAW; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

Mayor O'Connor introduced the item.

Mr. Horowitz read the ordinance by title only.

Ms. Zacarias introduced the Comprehensive Plan Update.

Mr. Leon provided a detailed presentation and update.

Council discussion and questions.

Mayor O'Connor opened the public hearing.

Public Comment – Alicia Torres – 5447 Whippoorwill Circle – Ms. Torres asked about data centers.

Mayor O'Connor then closed the public hearing.

Mayor O'Connor opened Council discussion.

Motion by Councilman Werner to approve Ordinance 2025-08, adopting the EAR-based Comprehensive Plan update as recommended by staff, seconded by Councilwoman Leonard.

ROLL CALL

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

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

- B. ADOPTION (Third Reading):** Ordinance 2025-09 – Re-adoption of the 2025 10-Year Water Supply Facilities Work Plan.

Submitted By: Planning and Zoning

ORDINANCE NO. 2025-09

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, RE-ADOPTING THE CITY'S 2025 10-YEAR WATER SUPPLY FACILITIES WORK PLAN AND ASSOCIATED COMPREHENSIVE PLAN AMENDMENTS AS REQUIRED BY SECTION 163.3177, FLORIDA STATUTES; PROVIDING FOR THE ADOPTION OF AMENDMENTS TO THE CITY'S COMPREHENSIVE PLAN TO IMPLEMENT THE 2025 10-YEAR WATER SUPPLY FACILITIES WORK PLAN; PROVIDING FOR THE ADOPTION OF UPDATED POLICIES WITHIN THE COMPREHENSIVE PLAN INFRASTRUCTURE ELEMENT; PROVIDING FOR TRANSMITTAL TO FLORIDA COMMERCE (THE STATE LAND PLANNING AGENCY); PROVIDING FOR REPEAL OF LAWS IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

Mayor O'Connor introduced the item.

Mr. Horowitz read the ordinance by title only.

Mr. Leon provided a presentation.

Mayor O'Connor opened the public hearing.

Mayor O'Connor then closed the public hearing.

Mayor O'Connor opened Council discussion.

Motion by Councilman Werner to approve Ordinance 2025-09, re-adopting the 2025 10-Year Water Supply Facilities Work Plan and associated comprehensive plan amendments, seconded by Councilman Gleason.

ROLL CALL

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

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

- C. SECOND READING - ORDINANCE 2026-03: Chapter 18 Solid Waste**

Submitted By: City Attorney

ORDINANCE NO. 2026-03

AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, AMENDING CHAPTER 18 OF THE CITY OF WESTLAKE CODE OF ORDINANCES ENTITLED "SOLID WASTE" BY AMENDING SECTION 18-23 ENTITLED "DEFINITIONS", SECTION 18-49 ENTITLED "RESIDENTIAL SOLID WASTE SERVICES ASSESSMENTS AUTHORIZED", AND BY CREATING SECTION 18-67 ENTITLED "MULTIFAMILY DEVELOPMENTS" TO PROVIDE FOR THE ELECTION OF RESIDENTIAL OR COMMERCIAL SOLID WASTE COLLECTION SERVICE FOR MULTIFAMILY DEVELOPMENTS, ESTABLISHING MINIMUM SERVICE REQUIREMENTS, PROVIDING FOR APPLICABILITY OF THE RESIDENTIAL SOLID WASTE SPECIAL ASSESSMENT, PROVIDING FOR COMPLIANCE AND ENFORCEMENT STANDARDS, AND PROVIDING FOR SERVICE ELECTION PROCEDURES; PROVIDING FOR CODIFICATION, PROVIDING FOR CONFLICTS, PROVIDING FOR SEVERABILITY, AND PROVIDING AN EFFECTIVE DATE.

Mayor O'Connor introduced the item.

Mr. Horowitz read the ordinance by title only.

Mr. Leon provided a presentation.

Mayor O'Connor opened the public hearing.

Mayor O'Connor then closed the public hearing.

Mayor O'Connor opened Council discussion.

Ms. Duhy and Mr. Hearing answered council questions.

Motion by Councilman Werner to table the item to the August 4 meeting.

The motion failed for lack of a second.

Motion by Councilman Gleason to approve Ordinance 2026-03, seconded by Council Member Leonard.

ROLL CALL

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

With all in favor, motion carried without dissent (4-1).

- D. RESOLUTION NO. 2026 -14** - Levying the Annual Special Assessment for Residential Solid Waste Services for the Fiscal Year beginning October 1, 2026

Submitted by: City Attorney's Office

RESOLUTION NO. 2026-14

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, RELATING TO THE PROVISION OF RESIDENTIAL SOLID WASTE SERVICES IN THE CITY OF WESTLAKE, FLORIDA; PROVIDING FOR PURPOSE AND DEFINITIONS; PROVIDING FOR LEGISLATIVE DETERMINATIONS; ESTABLISHING THE ESTIMATED RATE FOR THE RESIDENTIAL SOLID WASTE SERVICES SPECIAL ASSESSMENT FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025; DIRECTING THE PREPARATION OF A RESIDENTIAL SOLID WASTE SERVICES SPECIAL ASSESSMENT ROLL; AUTHORIZING A PUBLIC HEARING AND DIRECTING THE PROVISION OF NOTICE THEREOF; AND PROVIDING AN EFFECTIVE DATE.

Mayor O'Connor introduced the item.

Mr. Horowitz read the resolution by title only.

City Attorney's office provided an update on this item.

Mayor O'Connor opened Council discussion.

Mr. Christie provided more information on this item, answering council questions.

Motion by Councilman Gleason to approve Resolution 2026-14, establishing the preliminary residential solid waste services special assessment rate for FY 2027, seconded by Councilwoman Leonard.

ROLL CALL

Councilman Werner	NO
Councilman Gleason	YES
Councilwoman Leonard	YES

Vice Mayor Langowski YES
Mayor O'Connor YES

With all in favor, motion carried without dissent (4-1).

NEW BUSINESS

A. Approval of State Governmental Affairs Services Agreement

Submitted By: City Manager

Mayor O'Connor introduced the item.

Mr. Brown recommended approval of the contract on a retroactive basis to the expiration date of the prior agreement.

Motion by Councilman Werner to approve the State Governmental Affairs Services Agreement with Metz, Husband & Daughton, PA, seconded by Councilwoman Leonard.

ROLL CALL

Councilman Gleason 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).

B. Approval of an Interlocal Agreement with the Seminole Improvement District for Shared Services and Cost Allocation Agreements

Submitted By: City Manager

Mayor O'Connor introduced the item.

Mr. Brown stated that Westlake and the Seminole Improvement District (SID) historically shared space and resources without formal agreements. With SID relocating, it's crucial to finalize cost-sharing arrangements. Some invoices are in Westlake's name without agreements, so he seeks permission to negotiate a comprehensive interlocal agreement with SID to manage shared services and costs.

Council discussion.

Motion by Councilman Werner, to approve the concept of entering into an interlocal agreement with the Seminole Improvement District for the provision and allocation of shared services, and to authorize the City Manager to negotiate and return to the Council before executing the agreement, seconded by Councilwoman Leonard.

ROLL CALL

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

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

C. Approval of End User Professional Services Agreement between the City of Westlake and Thompson Consulting Services, LLC.

Submitted By: Operations Coordinator

RESOLUTION NO. 2026-16

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE THE END USER PROFESSIONAL SERVICES AGREEMENT BETWEEN THOMPSON CONSULTING SERVICES, LLC AND THE CITY OF WESTLAKE, FLORIDA; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Mayor O'Connor introduced the item.

Mr. Horowitz read the resolution by title only.

Mr. Christie described the proposed agreement as establishing a cooperative framework between the city and Thompson Consulting Services, LLC for disaster debris management and support services.

Council discussion.

Motion by Councilman Werner, to approve Resolution 2026-16, approving the end user professional services agreement between the City of Westlake and Thompson Consulting Services, LLC, seconded by Councilman Gleason.

ROLL CALL

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

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

- D. Discussion and Direction Regarding Temporary and Long-Term City Hall and Administrative Office Space Alternatives

Submitted By: City Manager

Mayor O'Connor introduced the item.

Mr. Brown noted that at the June 2 Council meeting, three options for addressing city hall space needs were discussed. Mr. Brown collaborated with Building Official Mr. Wadowski to refine cost estimates. The three scenarios under consideration are to either maintain the current location, lease off-site office space, or utilize modular units on newly acquired city land.

Council discussion.

Mayor O'Connor recognized the City Manager's efforts and directed Building Official Mr. Wadowski to gather detailed bids from general contractors for the modular/site development option and to explore leasing options. These findings will be presented to the Council with specific quotes and numbers in a future meeting. The Council also agreed to allocate a city hall budget in the FY 2027 budget, with final decisions pending access to comprehensive data.

No formal vote was taken on this item, as it was a discussion and direction item only.

- E. **RESOLUTION NO. 2026-12** - Authorizing the City Manager to Negotiate and Execute a Partnership Agreement with the 9/11 Remembrance and First Responder Group and the Tunnel to Towers Foundation for the City's 3rd Annual 5K Run/Walk Event

Submitted By: City Manager

RESOLUTION NO. 2026-12

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND EXECUTE A PARTNERSHIP AGREEMENT, IN A FORM ACCEPTABLE TO THE CITY ATTORNEY, WITH THE 9/11 REMEMBRANCE AND FIRST RESPONDER GROUP AND THE TUNNEL TO TOWERS FOUNDATION RELATED TO THE CITY'S 3RD ANNUAL 5K RUN/WALK EVENT SCHEDULED FOR SEPTEMBER 12, 2026; PROVIDING DIRECTION REGARDING FUNDRAISING ACTIVITIES; PROVIDING FOR CITY COUNCIL APPROVAL OF ANY CITY EXPENDITURES; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Mayor O'Connor introduced the item.

Mr. Horowitz read the resolution by title only.

Mr. Brown provided an update on this item.

Mayor O'Connor thanks Mr. Farber for spearheading this idea to partner with Tunnels to Towers.

Council discussion.

Mr. Farber provided a brief presentation on his involvement with Tunnels to Towers.

Mayor O'Connor noted that the city seal appeared on the draft promotional materials prepared by Mr. Farber and that formal Council authorization was required for its use. He called for a separate motion on that point before proceeding with the resolution.

Motion by Councilman Werner to approve use of the City of Westlake seal on the 9/11 Remembrance and Tunnel to Towers Foundation 5K Run/Walk event materials scheduled for September 12, 2026, seconded by Councilman Gleason.

ROLL CALL

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

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

Motion by Vice Mayor Langowski to approve Resolution 2026-12, authorizing the City Manager to negotiate and execute a partnership agreement with the 9/11 Remembrance and First Responder Group and the Tunnel to Towers Foundation for the city's 3rd Annual 5K Run/Walk event, seconded by Councilwoman Leonard.

ROLL CALL

Councilman Gleason	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).

Mr. Farber shared personal remarks highlighting the significance of Tunnel to Towers, recounting his work near the south tower during 9/11 and his subsequent efforts at Ground Zero.

F. Special Events Revenue, Expense, and Net Cost Summary

Submitted By: Special Events Coordinator

Mayor O'Connor introduced the item.

Mr. Brown recalled that at the June 2 Council meeting, Councilwoman Leonard had requested a full accounting of city event costs. A summary was included in the meeting packet.

Councilwoman Leonard clarified her inquiry was not about canceling events, but about evaluating if they fulfill their goals.

No formal vote was taken, as this was an informational discussion item.

- G. Education Advisory Board - Consideration and Appointment of one (1) Regular Board Member and one (1) Alternate Member

Submitted By: City Clerk's Office

RESOLUTION NO. 2026-13

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, APPOINTING ONE (1) REGULAR MEMBER AND ONE (1) ALTERNATE MEMBER TO SERVE ON THE EDUCATION ADVISORY BOARD; PROVIDING FOR CONFLICTS, PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Mayor O'Connor introduced the item.

Ms. Burgess reported that the Education Advisory Board currently has one vacant regular member seat and one vacant alternate member seat. Two applications were before the Council: Diana Rivera and Shelley Murray.

Mr. Horowitz read the resolution by title only.

Vice Mayor Langowski acknowledged two members of the Education Advisory Board in attendance, including the board chair.

Applicant Ms. Murray addressed the Council, introducing herself as a retired Speech-Language Pathologist with 40 years in Palm Beach County Schools.

Motion by Vice Mayor Langowski to approve Resolution 2026-13, appointing Shelley Murray as Regular Member and Dr. Diana Rivera as Alternate Member of the Education Advisory Board, seconded by Councilman Werner.

ROLL CALL

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

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

- H. Approval of Participation Confirmation Letter for the Palm Beach County Urban County Qualification Program for Fiscal Years 2027-2029

Submitted By: City Manager

Mayor O'Connor introduced the item.

Mr. Brown detailed that the city authorizes continued participation in Palm Beach County's Community Development Block Grant Urban County Qualification Program for fiscal years 2027–2029. Though the city is not eligible for CDBG formula allocations due to its income data, remaining in the program allows eligibility for other applications, including a senior center concept. Mr. Brown recommended participation continue.

Mayor O'Connor opened for council discussion.

Motion by Vice Mayor Langowski to approve the participation confirmation letter for the Palm Beach County Urban County Qualification Program for Fiscal Years 2027–2029, seconded by Councilman Werner.

ROLL CALL

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

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

- I. **RESOLUTION NO. 2026-15** - Proposed Millage Rate for the Fiscal Year 2027 Ad Valorem Tax and a Date and Time for the First Public Hearing

Submitted By: Finance

RESOLUTION NO. 2026-15

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, ADOPTING A PROPOSED MILLAGE RATE FOR THE CITY'S GENERAL OPERATING FUND FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026 AND ENDING SEPTEMBER 30, 2027; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Mayor O'Connor introduced the item.

Mayor O'Connor stepped away from the dais.

Accounting Supervisor Lucus McDonald presented the different proposed millage rate.

Council discussion.

Mayor O'Connor returned to the dais.

Mr. Horowitz clarified for the Council that the millage rate set tonight serves as a ceiling, the Council cannot exceed this figure at the final adoption in September but may lower it.

Motion by Councilman Werner to set the proposed millage rate at 4.6 mills for FY 2027, seconded by Vice Mayor Langowski.

ROLL CALL

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

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

Motion by Vice Mayor Langowski to adopt Resolution 2026-15, setting the proposed millage rate for the City's General Operating Fund for FY 2027 at 4.6 mills and scheduling the first public hearing for September 8, 2026, at 6:00 PM, seconded by Councilman Werner.

ROLL CALL

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

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

Mr. Horowitz confirmed for the record that adoption of this resolution also establishes the date and location for the first budget public hearing: September 8, 2026, at 6:00 PM at the same meeting location.

CITY COUNCIL COMMENTS

A. Councilwoman Charlotte Leonard requested a proclamation for Hunger Action Month, in partnership with Feeding South Florida, to be prepared for September.

B. Councilman Erik Gleason – no comments.

C. Councilman Gary Werner – no comments.

D. Vice Mayor Greg Langowski echoed praise for Fourthfest, expressing particular admiration for the event's organization and quality compared to prior years. Vice Mayor Langowski specifically acknowledged Yla Flores for her hard work and dedication in producing the event.

E. Mayor JohnPaul O'Connor presented various initiatives for the Arts and Public Places Committee. With a new appropriation for the Go West transit project, he suggested art-integrated bus shelters instead of generic ones, using the Arts and Public Places budget for creativity. He also backed Councilman Gleason long-standing idea for artistic bike racks, combining both tasks into one committee project. Additionally, inspired by Alicia from Westlake Wanderer, he supported creating a time capsule to be buried on the new city land, marking Westlake's tenth anniversary. This project would also use funds from the approximately \$230,000 arts budget. Mayor O'Connor tasked the City Manager with organizing committee meetings to develop recommendations on these artistic ventures for Council review.

REPORT – STAFF

No comments.

REPORT - CITY ATTORNEY

No comments.

REPORT - CITY MANAGER

Mr. Brown thanked the Council for their support and expressed appreciation to staff.

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.

ADJOURNMENT

There being no further business, Mayor O'Connor adjourned the meeting at 8:55 PM.

Zoie P. Burgess, CMC City Clerk

JohnPaul O'Connor, Mayor

File Attachments for Item:

C. MINUTES_City Council Budget Workshop - 08.04.2026 DRAFT

CITY OF WESTLAKE



MINUTES

City Council Budget Workshop

Tuesday, August 04, 2026, at 3:00 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
Erik Gleason, Council Member – Seat 2
Charlotte Leonard, Council Member – Seat 3

CITY STAFF:

Howard W. Brown, Jr., ICMA-CM, City Manager
Zoie P. Burgess, CMC, City Clerk
Donald J. Doody, Esq., City Attorney
Osniel Leon, AICP, Planning and Zoning
Suzanne Dombrowski, P.E., ENV SP, Engineering

A Budget Workshop of the City Council of the City of Westlake was held on Tuesday, August 4, 2026, at 3:00 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 371 2404

Password: hello

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

United States Toll: +1-650-479-3208

Meeting ID: 2632 371 2404

CALL TO ORDER

Mayor O'Connor called the City of Westlake Budget Workshop on Tuesday, August 4, 2026, to order at 3:01 PM.

ROLL CALL

Present and constituting a quorum:

Councilman Gary Werner
Councilman Erik Gleason
Vice Mayor Greg Langowski
Mayor JohnPaul O'Connor

Also Present:

Howard W. Brown, Jr, City Manager
Zoie P. Burgess, CMC, City Clerk

Councilwoman Leonard arrived at 3:10 p.m. and joined the meeting

PLEDGE OF ALLEGIANCE

Mayor O'Connor led the Pledge of Allegiance.

WORKSHOP AGENDA

- A. City of Westlake Proposed Budget FY2027

Submitted By: Finance

Mayor O'Connor introduced the item.

Mr. Brown noted this was the third budget workshop, following sessions on July 16 and June 30. He explained that all modifications requested by council in previous workshops were integrated into the current budget document, now presented as a fully revised version.

Mr. Bloom stated that the proposed millage rate was submitted, with the next step being the First Budget Public Hearing on September 8, 2026. This will allow the Council to review numbers with the public. A final public

hearing will follow for budget adoption. The current workshop serves to examine figures, address questions, and consider adjustments before the September hearing.

Mr. Bloom gave a brief presentation.

Council discussions regarding the millage rate.

CITY COUNCIL COMMENTS

A. Councilwoman Charlotte Leonard – No comments.

B. Councilman Erik Gleason – No comments.

C. Councilman Gary Werner – Councilman Werner expressed comfort with the presented budget figures and supported keeping the proposed millage rate until the September 8th hearing. Councilman Werner emphasized the need to review public comments and confirmed the workshop information was adequate for decision making.

D. Vice Mayor Greg Langowski – No comments.

E. Mayor JohnPaul O'Connor - Mayor O'Connor reiterated his preference for a cautious and conservative fiscal posture, citing uncertainty related to the November election and broader future unknowns. Mayor O'Connor expressed a desire to preserve the City's reserves.

CITY ATTORNEY COMMENTS

No comments.

CITY MANAGER COMMENTS

No comments.

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.

No public comments.

ADJOURNMENT

There being no further business, Mayor O'Connor adjourned the meeting at 3:16 PM.

Zoie P. Burgess, CMC, City Clerk

JohnPaul O'Connor, Mayor

File Attachments for Item:

D. MINUTES_City Council and Seminole Improvement District Joint Workshop - 08.04.2026
DRAFT

CITY OF WESTLAKE



MINUTES

City of Westlake and Seminole Improvement District Joint Workshop

Tuesday, August 04, 2026 at 4:00 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
Erik Gleason, Council Member – Seat 2
Charlotte Leonard, Council Member – Seat 3

CITY STAFF:

Howard W. Brown, Jr., ICMA-CM, City Manager
Zoie Burgess, CMC, City Clerk
Donald J. Doody, City Attorney
Osniel Leon, AICP, Planning and Zoning
Suzanne Dombrowski, P.E., ENV SP, Engineering

A City Council and Seminole Improvement District Joint Workshop was held on Tuesday, August 04, 2026, at 4:00 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 371 2404

2. United States Toll: +1-650-479-3208

Meeting ID: 2632 371 2404

CALL TO ORDER

Mayor O'Connor called the City Council and Seminole Improvement District Joint Workshop on Tuesday, August 04, 2026, to order at 4:00 PM

ROLL CALL

Present and constituting a quorum:

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

District President Scott Massey
District Vice President Massey
District Secretary Leolani Gevers

Also Present:

Howard W. Brown, Jr., ICMA-CM, City Manager
Zoie P. Burgess, CMC, City Clerk
Donald J. Doody, Esq., City Attorney

Lynne Ladner, District Manager
Seth Behn, Esq., District Attorney

PLEDGE OF ALLEGIANCE

Mayor O'Connor led the Pledge of Allegiance

PUBLIC COMMENTS

There being none, the next item followed.

NEW BUSINESS

A. Proposed Holiday Schedule

Submitted By: City Manager

Mr. Brown introduced the item, noting Ms. Ladner's preparation of the materials to prevent holiday scheduling confusion post- Seminole Improvement District's (SID) relocation. Ladner prepared a comparison spreadsheet for fiscal year 2027, highlighting Variations in federal holidays, SID, and City of Westlake closures. Proposed changes for SID included early closures on Christmas Eve, New Year's Eve, and Good Friday, maintaining all previous holidays. She stressed publishing both holiday schedules for public planning, not requiring uniformity. Mr. Brown suggested the City mirror bank closures and add Columbus Day/Indigenous Peoples' Day to its schedule.

The three additions this year would be Presidents' Day, Columbus Day/Indigenous Peoples' Day, and Juneteenth, totaling fifteen holidays.

Council Member Werner questioned Inframark's differing holiday adherence, with service unaffected due to operational needs.

President Massey stated field operations continue despite holiday closures. Discussing whether both entities needed identical schedules, Mayor O'Connor confirmed they are separate entities and supported Brown's recommendations, while SID could adopt its own schedule.

Mr. Doody recommended that the City Council adopt its holiday calendar by resolution at the next regular meeting. City Manager Brown confirmed that the resolution would be placed on the September 1st agenda.

Council reached consensus that the proposed direction is to add Columbus Day/Indigenous Peoples' Day, Juneteenth, and Veterans Day as new City-observed holidays, and that the item would return for formal action by resolution.

B. Future City Park Improvements

Submitted By: City Manager

Ms. Ladner presented the park construction item, with Ryan Wheeler, District Engineer, providing technical details. The cost estimate for the next phase is \$1,223,067.06. Grant funding was discussed, highlighting that while SID applied for a grant and made it to the priority list, it was not fully funded. It was noted that the City of Westlake received a \$600,000 state appropriation. A match is required, so SID and the City must decide whether to move forward by covering the shortfall with other resources or delay.

Discussion on the matching requirement and cost split.

Councilman Werner inquired about the necessity of a 50% or 100% match for the \$600,000 state appropriation. City Manager Brown understood it to be a 100% match, matching the \$600,000 with other funds to reach \$1.2 million, and agreed to confirm this with the legislation. President Massey suggested that if the city added \$300,000 beyond the award, SID could contribute about \$400,000 to fill the gap.

Both bodies generally agreed on this sharing plan, pending confirmation of exact amounts upon receiving formal bids. District Engineer Wheeler was tasked with completing and advertising the project plans shortly, expecting contractor bids in around 30 days.

Additional Council discussion regarding Fishing access, lighting, the possibility of Public-private partnerships, phase 2 planning and additional state appropriations, and veterans and commemorative memorials.

C. GoWest Circulator Bus Stops

Submitted By: City Manager

Mr. Brown reported receiving a state appropriation of over \$202,000 for the GoWest Circulator, aimed at linking Westlake residents to Palm Tran's system. Initially, the route would connect Westlake to The Groves, with the nearest current stop at Palm Beach State College in Loxahatchee. A meeting with Palm Beach County is set for the following Tuesday to assess the program's viability. Palm Tran's changes, including management shifts and possible replacements of certain routes with ride vouchers, were noted.

Mayor O'Connor stated that bus pullouts were included in the park design, with plans for bus shelters as public art, funded by the Arts and Public Places fund, enhancing streetscape aesthetics without using general funds. The Art Committee will meet to discuss concepts, pending Palm Tran discussions. Unspent funds will be returned to the state if the program does not proceed.

D. Seminole Improvement District Relocation Update

Submitted By: City Manager

Ms. Ladner informed the group that SID's move is set for August 17, 2026, with administrative offices closed to the public on August 17th and 18th for the relocation. The phone number port to the new site is scheduled for 10:00 AM on August 17th. Though the VoIP transfer will be quick, the closure allows time for moving equipment and ensuring systems function at the new location, with staff active throughout. She clarified that the transition only affects SID phone numbers; the City of Westlake remains unaffected.

Mr. Brown assured that the City's IT systems will stay operational. SID's August 17th board meeting will be at the old site due to preexisting publication deadlines, with future meetings at the new facility.

Councilman Werner asked about continuity of service during the transition, and Ms. Ladner assured the body that the phone number port would be swift and that any brief period of inaccessibility was unavoidable but would be communicated clearly to the public in advance.

Mayor O'Connor raised an outstanding matter not on the printed agenda: an approximately \$20,000 reimbursement owed to the City of Westlake by SID for the installation of illuminated stop signs at Crestwood, authorized under former City Manager Ken Cassel. President Massey indicated he had not been previously aware of the obligation and committed to following up with former Manager Cassel to verify the details and resolve the matter. Mr. Brown confirmed that the item had been authorized and that the reimbursement remained outstanding, and the parties agreed to address it.

CITY COUNCIL COMMENTS

A. Councilwoman Charlotte Leonard

Councilwoman Leonard offered no comments at this time.

B. Councilman Erik Gleason

Councilman Gleason briefly clarified a point regarding the millage rate discussion raised by Mayor O'Connor.

C. Councilman Gary Werner

Councilman Werner appreciated the SID Board and staff's participation in the workshop and anticipated park developments and future meetings. He urged President Massey to discuss SID's water infrastructure security, given national incidents. President Massey acknowledged a past issue with their billing vendor and improvements made with enhanced firewalls. He mentioned consulting with the Director of Palm Beach County Utilities, about the county's strong safety measures, though he noted no system is infallible. The focus was on combatting cybersecurity risks like ransomware and data breaches.

D. Vice Mayor Greg Langowski

Vice Mayor Langowski expressed gratitude to the SID Board and staff for their participation and receptiveness to the joint workshop format. He praised the park's progress and commended SID's field staff and highlighted Deputy Pat's contributions during the 4th Fest event.

E. Mayor JohnPaul O'Connor

Mayor O'Connor supported Vice Mayor Langowski's commendation of the SID field team and emphasized the major outcome of the workshop: allowing public fishing at park lakes for residents and children. He advised a careful approach to the announcement to prevent premature publicization of fishing access, which could exceed the site's capacity without sufficient infrastructure.

REPORT – STAFF

No formal staff reports presented.

REPORT - CITY ATTORNEY

No report presented.

REPORT - CITY MANAGER

No formal report, however, Mr. Brown indicated that matters requiring Council action, including the holiday schedule resolution, would return at the September 1st regular meeting.

PUBLIC COMMENTS

Public Comment - Bobby Farber, 4829 Saint Armands Way - Addressed the body on three topics. First, he requested that softball and baseball amenities — specifically portable diamond setups on multiuse flex fields — be considered in the park's phasing plans. President Massey confirmed that the existing plan accounts for multiuse fields that can accommodate informal softball, soccer, and similar activities, and that permanent backstops and fencing were deliberately omitted to preserve flexibility. Second, Mr. Farber sought clarification that all three park lakes would be accessible for fishing upon approval, which President Massey confirmed. Third, Mr. Farber reiterated his longstanding interest in a 9/11 memorial at the park, referencing prior conversations with President Massey and Mr. Wheeler about incorporating gas and electrical connections at such a site. Both the City and SID representatives confirmed openness to incorporating a 9/11 memorial into one of the park roundabouts, potentially alongside the flagpole infrastructure already planned. Mr. Farber also raised the practicality of park lighting, asking whether the cost of FPL transformer installation could be evaluated as part of the bid process, which the body confirmed was the intent.

Public Comment - Ms. Alicia Torres, 5847 Whippoorwill Circle - Identified herself as the author of The Westlake Wanderer blog. She raised three items. First, she inquired about a faded lane marking on Persimmon heading eastbound. Ms. Ladner confirmed that SID needed to contract for restriping and that the path forward was clear. Second, she asked about the sidewalk and golf cart ramp configuration on the north side of the Westlake Palms building near Junior's Barbershop, questioning whether the built conditions matched the approved site plan. Mayor O'Connor directed the City Manager to pull the approved site plan and conduct a field verification to confirm compliance. Third, Ms. Torres asked what would happen to the \$202,000 GoWest Circulator appropriation if Palm Tran was no longer in a position to execute the program. Mr. Brown confirmed that unsp

appropriation funds would be returned to the state. Ms. Torres also encouraged the bodies to visibly demonstrate progress on the park improvements, noting the importance of showing the state that funds are being put to productive use in order to sustain momentum for future legislative requests.

Ms. Ladner recommended setting a date for the next joint workshop. The group discussed intervals and determined the required minimum frequency is every six months, targeting January or February 2027. Considering the legislative calendar and anticipated park construction progress, consensus was to hold the next joint workshop on Tuesday, February 2, 2027, at 4:00 PM.

ADJOURNMENT

There being no further business, Mayor O'Connor adjourned the meeting at 5:20 PM.

Zoie P. Burgess, CMC City Clerk

JohnPaul O'Connor, Mayor

File Attachments for Item:

E. MINUTES_City Council Regular Meeting - 08.04.2026 DRAFT

CITY OF WESTLAKE



MINUTES

City Council Regular Meeting

Tuesday, August 04, 2026, 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
Erik Gleason, Council Member – Seat 2
Charlotte Leonard, Council Member – Seat 3

CITY STAFF:

Howard W. Brown, Jr., ICMA-CM, City Manager
Zoie Burgess, CMC, City Clerk
Donald J. Doody, City Attorney
Osniel Leon, AICP, Planning and Zoning
Suzanne Dombrowski, P.E., ENV SP, Engineering

A regular meeting of City Council of the City of Westlake was held on Tuesday, August 04, 2026, 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 371 2404

Password: hello

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

United States Toll: +1-650-479-3208

Meeting ID: 2632 371 2404

CALL TO ORDER

Mayor O'Connor called the City of Westlake regular meeting of Tuesday, August 4, 2026, to order at 6:00 PM.

ROLL CALL

Present and constituting a quorum:

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

Also present:

Howard W. Brown, Jr., City Manager
Zoie Burgess, CMC, City Clerk
Donald J. Doody, City Attorney

PLEDGE OF ALLEGIANCE

Mayor O'Connor led the Pledge of Allegiance.

ADDITIONS, DELETIONS OR MODIFICATIONS, AND APPROVAL OF AGENDA

Mayor O'Connor announced one modification to the agenda: Items under Public Hearing were to be taken in reverse order, with Item B heard before Item A.

Motion by Councilman Werner to approve the agenda with Items A and B swapped, seconded by Councilman Gleason.

ROLL CALL

Councilman Werner	YES
Councilman Gleason	YES
Councilwoman Leonard	YES
Vice Mayor Langowski	YES

Mayor O'Connor YES

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

Motion by Councilman Werner to approve the amended agenda, seconded by Councilman Gleason.

ROLL CALL

Councilman Gleason	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 – Ms. Annie Rodriguez – 5991 Whippoorwill Circle - Ms. Rodriguez expressed concerns about a layout from a prior meeting labeled as a “just an example” for a trash-related amendment. Ms. Rodriguez and others felt misled, fearing apartments might be built on that site. Ms. Rodriguez voiced concerns over aesthetics, home values, and having rental buildings at the community's entrance. Ms. Rodriguez acknowledged Councilman Werner for being the sole voice previously addressing these worries, hoping future discussions would correct misunderstandings or confirm resident's errors.

Public Comment – Dr. Anita Kaplan – 5459 Santa Rosa Ln – Dr. Kaplan, Chair of the Educational Advisory Board, shared “good news” about school zoning boundaries. Dr. Kaplan mentioned prior communications with the School District and announced her appointment to the zoning committee following a call from Marcia Andrews, a School District representative who is also working to convene the group.

Public Comment – Ms. Stormi Bivin – 16100 Key Biscayne Lane - Ms. Bivin representing the Wellington Garden Club, discussed the Blue Star Memorial for the City Park. Ms. Bivin mentioned progress had been made on Civic Park Phase 1, based on her monitoring of a prior joint meeting with the Seminole Improvement District. Ms. Bivin requested the Blue Star Memorial be included in the February 4 joint meeting agenda.

Public Comment – Mr. Bobby Farber – 4829 Saint Armands Way – Mr. Farber shared that lighting on the west side was almost finished and Seminole Pratt Whitney Road upgrades are progressing with the County. Mr. Farber addressed misinformation about the 9/11 ceremony and 5K race, clarifying that the “9/11 first responder group” is a local HOA-based group. Donations through the QR code go entirely to Tunnel to Towers, without passing through his hands. The race is a Westlake 5K commemorating 9/11, not a personal venture, and he hopes to make it an annual event.

Public Comment – Mr. Clarence Thomas – 13969 Prickly Cove – Mr. Thomas raised two concerns. First, he inquired about repairing 25 malfunctioning streetlights in The Pines, which residents had been trying to fix for six months. Mayor O'Connor suggested discussing with Bobby Farber post meeting for assistance. Second, Mr.

Thomas sought clarity on whether upcoming apartments would join the master HOA. Mayor O'Connor clarified they would not and would have separate amenities, noting a detailed presentation on the development would follow later in the meeting.

Public Comment – Donna Peters – 3986 Whippoorwill Circle - Ms. Peters inquired about the “fieldhouse”. Mayor O'Connor clarified that it's an HOA project by Minto, serving as a second amenity with a playground and sports fields near The Pines. Ms. Peters also asked about tennis and pickleball courts in the City park. Mayor O'Connor noted these are part of the overall park plan but not included in Phase 1, which will focus on the parking lot and initial improvements with the full park costing around \$12 million.

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 Workshop Meeting - 06.30.2026 DRAFT
- B. MINUTES_City Council Workshop Meeting - 07.14.2026 DRAFT
- C. Monthly Financial Statement - June 2026

Mayor O'Connor briefly corrected himself on the record after initially confusing the agenda order and then moved to the consent agenda.

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

Motion by Councilman Werner to approve the consent agenda as presented, seconded by Councilman Gleason.

ROLL CALL

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

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

PUBLIC HEARING - QUASI JUDICIAL

- A. **SPR-2025-07:** The applicant is requesting Site Plan approval for a 6.64-acre site for a proposed Neighborhood Park use to be known as “Westlake Fieldhouse,” located at the southern corner of Town Center Parkway and Riverbend Road. The application includes a 3,953-square-foot neighborhood fieldhouse building together with associated site improvements including three dog park areas, children's play areas, open recreation lawns, shade structures, artificial turf areas, bicycle parking, golf cart parking, landscaping, and related site infrastructure.

Submitted By: Planning and Zoning

Mayor O'Connor introduced the item.

Mr. Doody swore in witnesses who would provide testimony. Council members disclosed they had no ex-parte communication regarding this item.

Mr. Cleves presented SPR-2025-07 for the proposed Westlake Fieldhouse, a 6.64-acre neighborhood park. The proposal included a 3,900-square-foot fieldhouse, recreational amenities, dog parks, play areas, open lawn, artificial turf, landscaping, and parking. The proposed 50 standard and 8 golf cart spaces were deemed adequate based on projected demand and managed reservations. Approval was recommended subject to a 1% public art fee and use-management conditions.

Mr. Hearing, representing Minto, presented the proposed park as a resident-informed amenity designed to complement the Adventure Park. The project includes a fieldhouse, gathering areas, children's play areas, three dog parks, open lawns, shade structures, pedestrian paths, and bicycle facilities. He highlighted the pedestrian-focused design, enhanced landscaping, and fieldhouse amenities, including restrooms, prep and storage areas, a multifunctional room, and patio. The building will feature a modern architectural design incorporating glass, stucco, and simulated stone.

The Council discussed the proposal and raised questions regarding the project's design, amenities, landscaping, and parking.

Mayor O'Connor opened for public comments.

Motion by Councilman Gleason to approve SPR-2025-07, subject to the staff conditions of approval, seconded by Councilman Werner.

ROLL CALL

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

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

- B. MP-2026-01:** The Applicant is requesting approval of a Master Site Plan establishing the overall development for Parcel L, a 66.938-acre mixed use development consisting of three (3) development parcels: Parcel L-1, a 4.720-acre parcel containing the existing Westlake Sales Center; Parcel L-2, a 44.218-acre future mixed-use development parcel; and Parcel L-3, an 18.0-acre multifamily residential development parcel. Concurrently, the Applicant is requesting approval of a Site Plan for Parcel L-3, which consists of a new 360-unit multifamily residential community known as The Avery at Westlake. The site plan includes six (6) four-story residential buildings, two (2) three-story residential buildings, an 8,969-square-foot clubhouse, twelve (12) six-bay detached garage buildings, and associated site improvements. The Applicant is also requesting three (3) waivers: (1) a waiver from Chapter 111, Section 111-192(b), to reduce the required off-street parking from 708 spaces to 664 spaces; (2) a contingent waiver from Chapter 111, Section 111-192(b), to reduce the required parking from 708 spaces to 703 spaces under the proposed Contingency Parking Exhibit should it be implemented in the future; and (3) a waiver from Chapter 111, Section 111-227, to reduce the required bicycle parking from 180 spaces to 98 spaces.

Submitted By: Planning and Zoning

Mayor O'Connor introduced the item.

Mr. Doody swore in witnesses who would provide testimony. Council members disclosed they had no ex-parte communication regarding this item.

Ms. Colon presented MP-2026-01 for Parcel L, a 66.9-acre site located near Kingfisher Boulevard and Seminole Pratt Whitney Road. The master plan divides the property into L-1 (sales center), L-2 (future commercial), and L-3 (18-acre multi-family development, The Avery at Westlake). The L-3 proposal includes 360 residential units

in eight buildings, a clubhouse, pool, pickleball courts, dog park, playground, pavilions, maintenance building, trash compactor, and 664 parking spaces, including garages and EV charging spaces.

Staff presented three waivers: a reduction in required parking from 708 to 664 spaces; an alternative reduction to 703 spaces with a contingency parking plan; and a reduction in required bicycle parking from 180 to 98 spaces. Staff noted that future bicycle parking areas would be reserved rather than initially installed and raised concerns regarding the adequacy and enforceability of garage parking. Staff determined the proposal was generally consistent with the Comprehensive Plan and Town Center zoning and recommended approval subject to conditions addressing the legal establishment of Parcel L-3, commercial solid waste service, garage-use restrictions, parking management for deficiencies, monitoring of the contingency parking plan, and installation of a west-side gate upon approval of L-2.

Council discussion and questions.

Mr. Hearing then gave the substantive applicant presentation on behalf of Eastwind Development. He described Parcel L as always intending to include multi-family residential as part of a larger, future Town Center. Mr. Hearing said the Town Center had always been planned as the last major development phase because sufficient density and intensity would be needed to support a walkable commercial core. Mr. Hearing compared the remaining developable area to other regional town centers noting that enough land would remain for a meaningful Town Center even with this multi-family phase.

Council discussion and questions focused on landscaping, proposed parking reductions, shutters, garage parking, roof materials, bicycle facilities, site access, and enforcement of the recommended conditions.

Mr. Weir, principal of Eastwind Development, responded to Council questions regarding the project's construction, operations, and materials to be used.

Council continued its discussion regarding comprehensive plan, mixed-use, and maximum density.

Mayor O'Connor stepped away from the dais at 7:51 p.m., at which time Vice Mayor Langowski assumed the chair. Mayor O'Connor returned to the dais at 7:54 p.m. and resumed chair.

Ms. Duhy, with Lewis Longman & Walker on behalf of applicant Minto PBLH LLC, addressed council and answered questions regarding parcel and the density and intensity and additional questions regarding the master plan.

The Council continued its discussion and directed additional questions to staff and applicant representatives.

Mayor O'Connor opened for public comments.

Public Comment – Ms. Darline Winewski – 5948 Buttonbush Drive - Ms. Darlene felt calmed after viewing the renderings, questioned fire safety, e-bike charging, overflow parking, garage storage, comparison to Avenir for Town Center timing, use of Westlake amenities by residents, and the inclusion of elevators in buildings.

Public Comment – Mr. Mike Palmer – 5984 Whippoorwill Circle – Mr. Palmer asked whether Building 8's air-conditioning units would be visible from Town Center Parkway, whether the amount of vegetation shown in the rendering matched the landscape plan, and whether very dense screening would obstruct apartment residents' views.

Public Comment – Ms. Annie Rodriguez – 5991 Whippoorwill Circle - Ms. Rodriguez returned to clarify that she did not accuse Council of lying, but residents were worried about how apartments would align with the Town Center vision they were sold. She thanked Mike Palmer for highlighting the issue and commended the applicants for their polished presentation, although she desired more vertical movement in the architecture. She inquired what would stop a future owner from accepting Section 8 tenants if the property was sold down the line.

Public Comment – Mr. Clarence Thomas – 13969 Prickly Cove – Mr. Thomas a professional in parking compliance, warned of potential garage misuse, street parking, and overflow issues. He noted that communities often have homes with multiple vehicles and stressed the need for sufficient parking space.

Public Comment – Mr. Frank Winewski - 5948 Buttonbush – Mr. Winooski, said parking assumptions from more urbanized areas were not directly comparable because Westlake has no public transportation and residents will rely almost entirely on cars. He urged Council to assume a higher parking need.

Public Comment – Ms. Alicia Torres – 5447 Whippoorwill Circle – Ms. Torres expressed significant concern about parking waivers, stating that reduced parking won't decrease car ownership and will lead to spillover issues. She critiqued the framing of the decision as a trade-off between green space and parking, suggesting adjustments to the site or unit mix instead. She also proposed that Building 8 and the pickleball court could be rearranged to maintain symmetry.

Public Comment – Mr. Bobby Farber – 4829 Saint Armands Way – Mr. Farber stated he had met with the developer and liked the proposal overall. He said he understood that residential had always been contemplated within the mixed-use area. He welcomed the revised color palette, asked for clarification on why the project would not qualify as Section 8, and asked what security measures would be in place.

Councilman Werner read two resident letters as a part of public comments for the record.

After public comments, the applicant returned to answer questions.

Additional Council discussion and questioning of applicant.

Motion by Councilman Gleason to approve MP-2026-01 Master Sign Plan, seconded Vice Mayor Langowski.

ROLL CALL

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

With all in favor, motion carried without dissent (4-1).

Motion by Councilwoman Leonard to approve MP-2026-01, inclusive of the Parcel L-3 site plan, with staff's recommended conditions of approval as revised, seconded by Councilman Gleason.

ROLL CALL

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

With all in favor, motion carried without dissent (4-1).

Council discussion regarding the waivers.

Motion by Councilwoman Leonard to adopt 3 waiver requests, off street parking, required parking and bicycle parking, seconded by Councilman Gleason.

ROLL CALL

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

With all in favor, motion carried without dissent (4-1).

PUBLIC HEARING

A. FIRST READING: Ordinance 2026-08 – Zoning Change (Westlake West)

Submitted By: Planning and Zoning

ORDINANCE NO. 2026-08

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, APPROVING A REZONING OF APPROXIMATELY 22.617 ACRES LOCATED WITHIN WESTLAKE WEST, GENERALLY WEST OF SEMINOLE PRATT WHITNEY ROAD AND NORTH OF PERSIMMON BOULEVARD WEST, FROM THE MIXED USE (MU) ZONING DISTRICT TO THE RESIDENTIAL-2 (R-2) ZONING DISTRICT; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Mayor O'Connor introduced the item.

Mr. Doody read the ordinance by title only.

Mayor O'Connor opened the public hearing. No public comment cards were submitted.

Motion by Councilman Gleason to approve first reading of Ordinance 2026-08, seconded by Councilman Werner.

ROLL CALL

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

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

B. FIRST READING: Ordinance 2026-09 – Future Land Use Map Amendment

Submitted By: Planning and Zoning

ORDINANCE NO. 2026-09

AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, SPECIFICALLY AMENDING A PORTION OF THE CITY OF WESTLAKE FUTURE LAND USE MAP AS A LARGE SCALE AMENDMENT; CHANGING THE FUTURE LAND USE DESIGNATION FROM DOWNTOWN MIXED USE CATEGORY TO RESIDENTIAL-2 CATEGORY ON PROPERTY DESIGNATED AS WESTLAKE WEST, MORE PARTICULARLY DESCRIBED HEREIN AND CONTAINING 22.617 ACRES MORE OR LESS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Mayor O'Connor introduced the item.

Mr. Doody read the ordinance by title only.

Mayor O'Connor noted that the Local Planning Agency had received a presentation and recommended approval and inquired if Council wished to receive another full presentation. Council indicated that a full presentation was not necessary

Motion by Councilwoman Leonard to approve first reading of Ordinance 2026-09, amending the Future Land Use Map, seconded by Councilman Werner.

ROLL CALL

Councilwoman Leonard	YES
Vice Mayor Langowski	YES

Mayor O'Connor	YES
Councilman Werner	YES
Councilman Gleason	YES

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

Mayor O'Connor permitted representatives from Palm Beach County Fire Rescue and the Palm Beach County Sheriff's Office to present their monthly reports prior to proceeding with the scheduled agenda items.

NEW BUSINESS

- A. Approval of the Eighth Addendum to the Law Enforcement Service Agreement with the Palm Beach County Sheriff's Office

Submitted By: City Manager

RESOLUTION 2026-17

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE THE EIGHTH ADDENDUM TO THE LAW ENFORCEMENT SERVICE AGREEMENT BETWEEN THE CITY OF WESTLAKE AND RIC L. BRADSHAW, SHERIFF OF PALM BEACH COUNTY, FLORIDA; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Mayor O'Connor introduced the item.

Mr. Brown presented the Eighth Addendum to the Law Enforcement Service Agreement with the Palm Beach County Sheriff's Office. He explained that the amendment renewed the PBSO contract and increased monthly compensation by 3 percent.

Mayor O'Connor noted for the record that the city had gone several years without an increase, which had been favorable.

Mr. Doody read the resolution by title only.

Motion by Councilman Werner to approve Resolution 2026-17, approving and authorizing execution of the Eighth Addendum to the Law Enforcement Service Agreement with the Palm Beach County Sheriff's Office, seconded by Councilman Gleason.

ROLL CALL

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

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

- B. Establishment of the City of Westlake Audit Committee

Submitted By: City Manager

RESOLUTION 2026-18

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, ESTABLISHING PURSUANT TO SECTION 218.391, FLORIDA STATUTES, AN AUDITOR SELECTION COMMITTEE; PROVIDING FOR THE APPOINTMENT OF FIVE (5) MEMBERS TO THE WESTLAKE

AUDITOR SELECTION COMMITTEE; PROVIDING FOR CONFLICTS, PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Mayor O'Connor introduced the item.

Mr. Brown presented Resolution 2026-18, noting a Florida law change necessitating local governments to form an auditor selection committee for choosing a firm to conduct the annual financial audit. The committee will include five members, one of whom will be a Council member serving as chair, with City staff in an advisory role only.

Council discussed how the future committee members would be selected.

Mr. Doody read the resolution by title only.

Motion by Councilman Werner, to approve Resolution 2026-18, establishing the City of Westlake Auditor Selection Committee pursuant to Section 218.391, Florida Statutes, seconded by Councilwoman Leonard.

ROLL CALL

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

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

C. Presentation and Discussion of the RedSpeed School Speed Zone Safety Camera Program

Submitted by: City Manager

Mayor O'Connor introduced the item.

Mr. Parks, with RedSpeed presented the company's school speed zone safety camera program.

Council discussion and questions.

No formal action was taken on the item; however, Council provided consensus direction to staff to proceed and return with the necessary ordinance for formal consideration.

D. Strategic Plan Update

Submitted By: City Manager

Mayor O'Connor introduced the item.

Mr. Brown provided a strategic plan update based on the Council's 2025 planning retreat.

Council discussed updating the strategic plan because several listed priorities were nearing completion.

There was general agreement that staff would work with Council on a future strategic planning workshop and on potential new priority items including charter review and communication improvements.

E. Westlake Video Initiative – CGI Community Video Magazine Program Agreement (Revised)

Submitted By: Special Events Coordinator

Mayor O'Connor introduced the item.

Mr. Brown reported that this item was revisited for clearer guidance. He noted that the revised CGI Community Video Magazine Program agreement had no cost implications for the City but needed explicit consent to proceed. Upon inquiry about previous legal concerns, the City Manager confirmed their resolution. Council expressed consensus, directing staff to proceed with the agreement.

- F. Education Advisory Board - Appointment of five (5) Regular Members and one (1) alternate member

Submitted By: Clerk's Office

RESOLUTION NO. 2026-19

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, APPOINTING FIVE (5) MEMBERS AND ONE (1) ALTERNATE MEMBER TO SERVE ON THE EDUCATION ADVISORY BOARD; PROVIDING FOR CONFLICTS, PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Mayor O'Connor introduced the item.

Ms. Burgess explained that this was a housekeeping matter to reappoint all board members annually.

Mr. Doody read the resolution by title only.

Motion by Councilman Werner, to approve Resolution 2026-19, appointing five regular members and one alternate member to the Education Advisory Board, seconded by Vice Mayor Langowski.

ROLL CALL

Councilman Gleason	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).

- G. Art in Public Places Advisory Board - Consideration and Appointment of five (5) regular members, two (2) alternate members and one (1) non-voting student member

Submitted By: City Clerk's Office

RESOLUTION NO. 2026-20

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, APPOINTING FIVE (5) MEMBERS, TWO (2) ALTERNATE MEMBERS, AND ONE (1) NON-VOTING HIGH SCHOOL STUDENT TO SERVE ON THE ART IN PUBLIC PLACES ADVISORY BOARD; PROVIDING FOR CONFLICTS, PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Mayor O'Connor introduced the item.

Ms. Burgess explained that this was a housekeeping matter to reappoint all board members annually.

Mr. Doody read the resolution by title only.

Motion by Vice Mayor Langowski to approve Resolution 2026-20, appointing five regular members, two alternate members, and one non-voting student member to the Art in Public Places Advisory Board, seconded by Councilman Werner.

ROLL CALL

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

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

CITY COUNCIL COMMENTS

- A. Councilwoman Charlotte Leonard – No comments.
- B. Councilman Erik Gleason – No comments.
- C. Councilman Gary Werner – No comments.
- D. Vice Mayor Greg Langowski – No comments.
- E. Mayor JohnPaul O'Connor– Mayor O'Connor thanked everyone for attending and participating.

REPORT – STAFF

No comments.

REPORT - CITY ATTORNEY

No comments.

REPORT - CITY MANAGER

No comments.

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 – Ms. Stormi Bivin – 16100 Key Biscayne Lane - Ms. Bivin inquired as to who her point of contact would be regarding the Blue Star Memorial. Mayor O'Connor directed her to the City Manager.

ADJOURNMENT

There being no further business, Mayor O'Connor adjourned the meeting at 9:52 PM.

File Attachments for Item:

B. Proclamation 2026-15 - Hispanic Heritage Month

Proclamation

NATIONAL HISPANIC HERITAGE MONTH

WHEREAS, National Hispanic Heritage Month, known as *Mes de la Herencia Hispana*, is celebrated throughout the United States from September 15 through October 15 each year. The observance began in 1968 as Hispanic Heritage Week and was expanded by President Ronald Reagan in 1988 to encompass the month-long celebration recognized today; and

WHEREAS, Hispanic Americans have played an integral role in the history of Florida and have made lasting contributions in the fields of government, business, science, technology, education, agriculture, the arts, and countless other professions; and

WHEREAS, Hispanic Americans share a rich cultural and linguistic heritage and continue to strengthen our communities through their innovation, entrepreneurship, leadership, and dedication to public service; and

WHEREAS, Hispanic Americans have enriched the social, intellectual, and artistic fabric of the United States and have contributed significantly to the growth and prosperity of our nation; and

WHEREAS, the observance of National Hispanic Heritage Month provides an opportunity to celebrate the traditions, achievements, and enduring contributions of Hispanic Americans while recognizing the diversity that strengthens our nation and our community; and

WHEREAS, celebrating National Hispanic Heritage Month allows the residents of the City of Westlake to recognize, appreciate, and honor the many contributions of Hispanic Americans to our community and to the nation as a whole.

NOW, THEREFORE, ON BEHALF OF THE CITY COUNCIL AND THE PEOPLE OF THE CITY OF WESTLAKE, I, JOHNPAUL O’CONNOR, MAYOR OF THE CITY OF WESTLAKE, BY VIRTUE OF THE AUTHORITY VESTED IN ME, DECLARE AND RECOGNIZE SEPTEMBER 15 THROUGH OCTOBER 15, 2026, AS;

“NATIONAL HISPANIC HERITAGE MONTH”

AND ask all residents to recognize the significant contributions Hispanic Americans make to our City and our nation and celebrate the enrichment of our community created by the heritage and culture of generations of Hispanic Americans in all aspects of civic life.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of the City of Westlake, Florida to be affixed this 1st day of September 2026.

JohnPaul O’Connor, Mayor

ATTEST:

Zoie P. Burgess, CMC
City Clerk

File Attachments for Item:

C. Proclamation 2026-16 - Constitution Week

Proclamation

CONSTITUTION WEEK

WHEREAS, September 17, 2026, marks the two hundred thirty-ninth anniversary of the drafting and signing of the Constitution of the United States of America by the Constitutional Convention in Philadelphia in 1787; and

WHEREAS, the Constitution of the United States remains the foundation of our nation's government and the protector of the rights and liberties of all Americans; and

WHEREAS, it is fitting and proper to officially recognize this historic document, the anniversary of its creation, and the patriotic observances that commemorate the occasion; and

WHEREAS, Public Law 84-915 authorizes the President of the United States to annually proclaim September 17 through September 23 as Constitution Week; and

WHEREAS, the observance of Constitution Week serves as an opportunity for citizens to reflect upon the privileges and responsibilities of citizenship and to reaffirm the principles of liberty, justice, and representative government upon which our nation was founded; and

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, DOES HEREBY PROCLAIM THE WEEK OF SEPTEMBER 17 THROUGH 23 AS:

“CONSTITUTION WEEK”

AND ask our citizens to reaffirm the ideals of the Framers of the Constitution in 1787 by vigilantly protecting the freedoms guaranteed to us through this guardian of our liberties, remembering that lost rights may never be regained.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of the City of Westlake, Florida to be affixed this 1st day of September 2026.

JohnPaul O'Connor, Mayor

ATTEST:

Zoie P. Burgess, CMC
City Clerk

File Attachments for Item:

D. Proclamation 2026-17 - Patriots Day and National Day of Service and Remembrance

Proclamation

Patriot Day and National Day of Service and Remembrance

WHEREAS, the twenty-fifth anniversary of September 11, 2001, provides an opportunity for our nation to pause and remember the lives lost, reflect upon the events that forever changed our country, and honor the enduring legacy of those who demonstrated extraordinary courage and sacrifice; and

WHEREAS, in the spirit that moved countless first responders, rescue workers, military personnel, volunteers, and other public servants to act courageously in the face of danger that September morning and in the days that followed, many of whom faced lasting physical and emotional challenges as a result of their service; and

WHEREAS, the families, loved ones, and communities of those who perished on September 11, 2001, continue to carry their memories and legacies, and their strength and resilience remain an enduring part of our nation's story; and

WHEREAS, as September 11, 2001, becomes increasingly distant in time for a new generation, it remains important to preserve the memory of that day and to teach future generations about the courage, compassion, unity, and self-sacrifice demonstrated in its aftermath; and

WHEREAS, on this anniversary, the City of Westlake recognizes that the spirit of September 11 is reflected not only in extraordinary acts of heroism, but also in the everyday commitment of neighbors helping neighbors and individuals working together to strengthen and protect their communities.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, DOES HEREBY PROCLAIM SEPTEMBER 11, 2026, AS

“PATRIOT DAY AND NATIONAL DAY OF SERVICE AND REMEMBRANCE”

in observance of the twenty-fifth anniversary of September 11, 2001, to honor the memory of those who lost their lives, recognize the courage and sacrifice of our first responders and members of the armed forces, express our gratitude to all who continue to serve and protect our community and our nation, and rededicate ourselves to the ideals of service, unity, compassion, and resilience that define the American spirit.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of the City of Westlake, Florida to be affixed this 1st day of September 2026.

JohnPaul O'Connor, Mayor

ATTEST:

Zoie P. Burgess, CMC
City Clerk

File Attachments for Item:

E. Proclamation 2026-18 - Recognizing September 2026 as Suicide Prevention Awareness Month

Proclamation

RECOGNIZING SEPTEMBER 2026 AS SUICIDE PREVENTION AWARENESS MONTH

WHEREAS, suicide remains a significant public health concern that affects individuals, families, schools, workplaces, and communities across our nation and throughout Florida; and

WHEREAS, every conversation has the power to change a life, and increasing awareness, reducing stigma, and encouraging people to seek help are essential to preventing suicide and promoting mental wellness; and

WHEREAS, last year alone, the compassionate and highly trained Specialists at 211 Palm Beach & Treasure Coast responded to more than **125,000** requests for help across Palm Beach, Martin, St. Lucie, Indian River, and Okeechobee counties, including more than **50,000** individuals seeking help for mental health or substance use challenges, and more than **6,000** for suicide-related crises; and

WHEREAS, many people in our community continue to face challenges including anxiety, depression, isolation, financial hardship, housing instability, and other challenges that can impact emotional well-being and increase the need for timely support; and

WHEREAS, beyond responding to moments of crisis, 211 connects individuals and families to critical community resources including mental health care, food assistance, housing support, healthcare, child development services, special needs resources, services for veterans, support for older adults and caregivers, and many other programs that strengthen lives and build resilient communities; and

WHEREAS, 211 Palm Beach & Treasure Coast operates the 211 HelpLine and serves as the region's provider for the 988 Suicide & Crisis Lifeline, offering free, confidential support 24 hours a day, 7 days a week by phone, text, and online chat, ensuring that no one has to face a crisis alone; and

WHEREAS, Suicide Prevention Awareness Month is an opportunity for all residents to learn the warning signs of suicide, check in on friends, family, neighbors and coworkers, encourage help-seeking, and remind every person that hope and help are always available;

NOW, THEREFORE, ON BEHALF OF THE CITY COUNCIL, AND THE PEOPLE OF THE CITY OF WESTLAKE, I, JOHNPAUL O'CONNOR, MAYOR OF THE CITY OF WESTLAKE, BY VIRTUE OF THE AUTHORITY VESTED IN ME, DECLARE AND RECOGNIZE SEPTEMBER 2026 AS;

“SUICIDE PREVENTION AWARENESS MONTH”

recognize the life-saving work of 211 Palm Beach & Treasure Coast and encourage all residents to remember that suicide prevention is everyone's responsibility and that we can all help build a community where every person knows they are valued, where conversations about mental health are met with empathy, and where everyone knows that help and hope are only three digits away.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of the City of Westlake, Florida to be affixed this 1st day of September 2026.

JohnPaul O'Connor, Mayor

ATTEST:

Zoie P. Burgess, CMC
City Clerk

File Attachments for Item:

F. Proclamation 2026-19 - Declaring September 2026 As Hunger Action Month

Proclamation

DECLARING SEPTEMBER 2026 AS HUNGER ACTION MONTH

WHEREAS, since 1981, Feeding South Florida has worked to address hunger and food insecurity throughout South Florida by providing individuals and families in need with access to nutritious food and other vital resources and support; and,

WHEREAS, hunger does not discriminate. It affects individuals of all ages and backgrounds, and nearly one million individuals across South Florida face hunger. Access to nutritious food should not be an impossible choice for members of our community; and,

WHEREAS, Feeding South Florida leads hunger and poverty advocacy efforts throughout our region while transforming lives through innovative programming and education that promotes economic growth and stability and overall well-being; and,

WHEREAS, the City of Westlake is committed to supporting efforts that address hunger and food insecurity so that, together, we can work toward a hunger-free South Florida.

NOW, THEREFORE, ON BEHALF OF THE CITY COUNCIL AND THE PEOPLE OF THE CITY OF WESTLAKE, I, JOHNPAUL O’CONNOR, MAYOR OF THE CITY OF WESTLAKE, BY VIRTUE OF THE AUTHORITY VESTED IN ME, DO HEREBY OFFICIALLY PROCLAIM AND RECOGNIZE SEPTEMBER 2026 AS:

“HUNGER ACTION MONTH”

IN OBSERVANCE THEREOF: I call upon the good people of the City of Westlake to join me in supporting Feeding South Florida during this month of action!

IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of the City of Westlake, Florida to be affixed this 1st day of September 2026.

JohnPaul O’Connor, Mayor

ATTEST:

Zoie P. Burgess, CMC
City Clerk

File Attachments for Item:

A. MSP-2026-01: The applicant is requesting approval of a Master Sign Plan for the Silver Lake residential development, located south of Persimmon Boulevard and east of Parcel T (The Estates), in the southeast corner of the City of Westlake. The applicant proposes three (3) Residential Pod Entry Monument Signs: two (2) mirrored signs at the main entrance, located on the north and south sides of the entrance, and one (1) sign at the secondary entrance. Additionally, the applicant proposes one (1) directional sign on private property directing residents to the recreation center.

Submitted By: Planning and Zoning



Meeting Agenda Item Coversheet

MEETING DATE:		9/01/2026		Submitted By: Planning and Zoning	
SUBJECT: <i>This will be the name of the Item as it will appear on the Agenda</i>		MSP-2026-01: The applicant is requesting approval of a Master Sign Plan for the Silver Lake residential development, located south of Persimmon Boulevard and east of Parcel T (The Estates), in the southeast corner of the City of Westlake. The applicant proposes three (3) Residential Pod Entry Monument Signs: two (2) mirrored signs at the main entrance, located on the north and south sides of the entrance, and one (1) sign at the secondary entrance. Additionally, the applicant proposes one (1) directional sign on private property directing residents to the recreation center.			
STAFF RECOMMENDATION: (MOTION READY)		Motion to Approve - MSP-2026-01 – Master Sign Plan for Silver Lake.			
SUMMARY and/or JUSTIFICATION:		The applicant, Coteleur & Hearing on behalf of Palm Beach West Associates VI, LLLP (A/K/A GL Homes), is requesting approval of a Master Sign Plan for the Silver Lake residential development. The request includes three (3) Residential Pod Entry Monument Signs: two (2) mirrored signs at the main entrance, located on the north and south sides of the entrance, and one (1) sign at the secondary entrance. Additionally, the applicant proposes one (1) directional sign on private property directing residents to the recreation center. The application includes five waivers from the City's sign regulations applicable to Residential Pod Entry Monument Signs under Figure 113-11-3 and a Directional Sign on Private Property under Section 113-11..			
SELECT, if applicable		AGREEMENT:			BUDGET:
		STAFF REPORT:		X	PROCLAMATION:
		EXHIBIT(S):		X	OTHER:
IDENTIFY EACH ATTACHMENT. <i>For example, an agreement may have 2 exhibits, identify the agreement and Exhibit A and Exhibit B</i>		Agenda Item Sheet Staff Report Eng Approval Letter Application Justification Statement Waiver Table Master Sign Plan Pod Entry Monument Sign Memo			
SELECT, if applicable		RESOLUTION:			ORDINANCE:

IDENTIFY FULL RESOLUTION OR ORDINANCE TITLE (if Item is <u>not</u> a Resolution or Ordinance, please erase all default text from this field's textbox and leave blank) <u>Please keep text indented.</u>	
FISCAL IMPACT (if any):	\$



PETITION DESCRIPTION

PETITION NUMBER: MSP-2026-01 Master Sign Plan for Silver Lake Residential Development

OWNER: Palm Beach West Associates VI, LLLP A/K/A GL Homes

APPLICANT: Cotleur & Hearing

ADDRESS: N/A

PCN: 77-41-43-07-00-000-1040, 77-42-43-08-00-000-1010, 77-42-43-08-00-000-3010, 77-42-43-08-00-000-3020, 77-41-43-08-00-000-3040, 77-41-43-08-00-000-3030, 77-41-43-08-00-000-1010, 77-41-43-08-00-000-1030, and 77-41-43-08-00-000-1010

REQUEST

The applicant is requesting approval of a Master Sign Plan for the Silver Lake residential development, located south of Persimmon Boulevard and east of Parcel T (The Estates), in the southeast corner of the City of Westlake. The applicant proposes three (3) Residential Pod Entry Monument Signs: two (2) mirrored signs at the main entrance, located on the north and south sides of the entrance, and one (1) sign at the secondary entrance. Additionally, the applicant proposes one (1) directional sign on private property directing residents to the recreation center.

SUMMARY

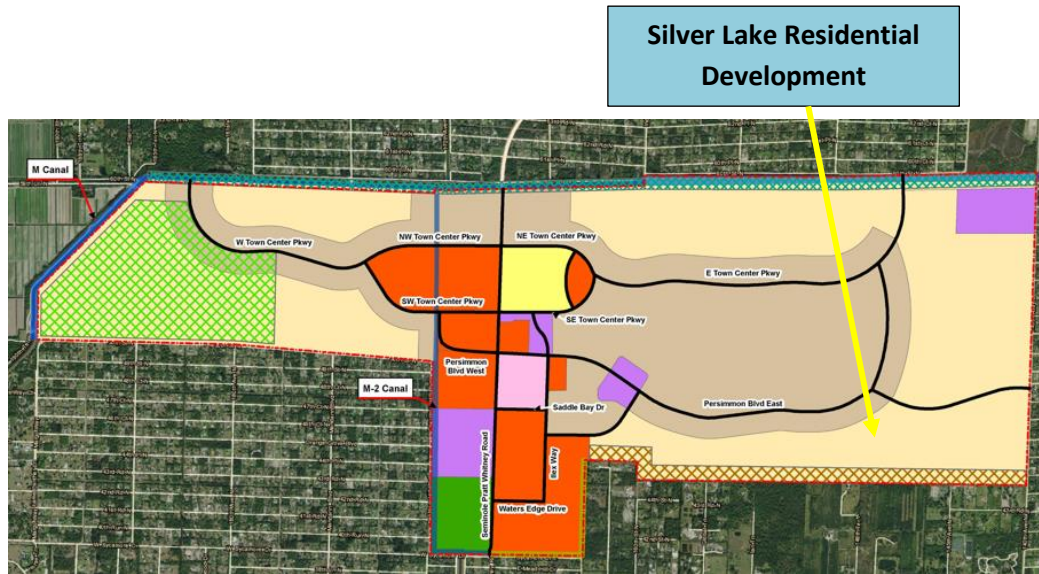
The applicant, Cotleur & Hearing on behalf of Palm Beach West Associates VI, LLLP (A/K/A GL Homes), is requesting approval of a Master Sign Plan for the Silver Lake residential development. The request includes three (3) Residential Pod Entry Monument Signs: two (2) mirrored signs at the main entrance, located on the north and south sides of the entrance, and one (1) sign at the secondary entrance. Additionally, the applicant proposes one (1) directional sign on private property directing residents to the recreation center. The application includes five waivers from the City's sign regulations applicable to Residential Pod Entry Monument Signs under Figure 113-11-3 and a Directional Sign on Private Property under Section 113-11.

STAFF RECOMMENDATION

Based upon the facts and findings contained herein, the **Planning and Zoning and Engineering Departments** have no objections to the above-mentioned application.

PETITION FACTS

- a. Total Gross Site Area: 312.125 acres
- b. Building Data: 976 Single Family Homes
- c. Land Use and Zoning
 - Existing Land Use: Vacant
 - Future Land Use: Residential 1 & Residential 2
 - Zoning: R-1 & R-2



BACKGROUND

The subject property has Residential-1 (R-1) and Residential-2 (R-2) land use designations and corresponding R-1 and R-2 zoning classifications. Silver Lake will be developed in two (2) sequential phases shown below in the last Master Site Plan Approval:

Phase	Number of 48 foot wide lots	Number of 50 foot wide lots	Number of 62 foot wide lots	Single-family attached lots	Total
Phase 1	48	50	62	4	472
Phase 2	93	85	119	207	504

- On June 3, 2025, the City Council approved the Silver Lake - Plat Phase One, being a part of the North one-half (1/2) sections 7 and 8.
- On May 27, 2025, the Master Site Plan was approved which included two (2) phases (Phase 1 294 single family homes and Phase 2 with 164 single family homes)
- On July 1, 2025, the City Council approved a Master Sign Plan for Silver Lake which included two alternative monument signs and 2 waivers.
- On August 25, 2025, the City Council approved a variance for Silver Lake to allow reduced setbacks for a proposed residential amenity center.

Silver Lake Site Plan



STAFF ANALYSIS

The applicant (Palm Beach West Associates VI, LLLP A/K/A GL Homes) is requesting approval of a Master Sign Plan (MSP) for Silver Lake, a new residential community in Westlake. The parcel is located south of Persimmon Blvd., east of Parcel T (The Estates), abutting the southern boundary of the Westlake community, and west of the future development property in the southeast corner of the Westlake community.

The proposed signs are compatible with the other residential community and amenity signage approved within Westlake. The signs are proportionate to their intended identification and wayfinding functions and maintain the residential character of the development through coordinated materials, colors, landscaping, and architectural features. The proposed signs meet the applicable setback requirements and are not anticipated to interfere with visibility or traffic safety. Illumination will be limited to external ground-mounted or accent lighting, with no internal illumination of the sign letters. Although the proposed entry signs deviate from the configuration depicted in Figure 113-11-3, the regulated sign components remain limited in copy area and height, and the surrounding water and totem-style elements constitute architectural entry features rather than additional sign copy.

The subject application includes the following waivers:

1. Residential Pod Entry Monument Sign (Main Entry Signs): To allow 24 ft wall length
2. Residential Pod Entry Monument Sign (Main Entry Signs): To allow no totem attached to the sign. (Totem refers to the vertical stone column integrated as shown in the code, Figure 113-11-3.)
3. Residential Pod Entry Monument Sign (Secondary Entry Signs): To allow a 25 ft wall length
4. Residential Pod Entry Monument Sign (Secondary Entry Signs): To allow a different design pursuant to Chapter 113 Figure 113-11-3 specific sign design.
5. Directional Sign on Private Property (Recreation Center Sign): To allow a 17.5 sq.ft. copy area per sign face.

Per Chapter 113. Sign. SECTION 113-8 Master Sign Plan: The city council, at the time of development order or site plan approval or amendment, may waive one (1) or more of the requirements of this chapter as part of a master sign plan.

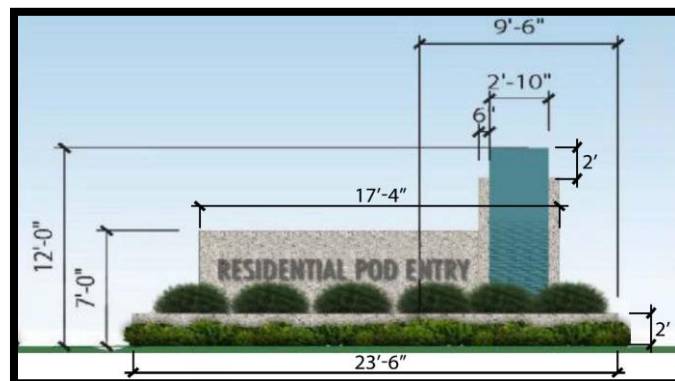
As part of the subject Master Sign Plan, the applicant is requesting the following waiver from the City Code Chapter 113:

Waiver #	Sign Type	Code Citation	Code Requirement	Proposed	Deviation
1	Main Entry Sign Wall — Wall Length	Figure 113-11-3*	17 ft 4 in (sign wall + totem, excluding planter); 23 ft 6 in overall including planter.	24 ft wall length (MSP Plan Sheets 5 & 6). No planter footprint.	Approximately 6 ft 8 in additional wall length. Overall footprint is smaller (no planter).
2	Main Entry Sign Wall — Deviation from the Picture	Figure 113-11-3*	Figure 113-11-3 image shows a single totem attached to the sign wall.	No totem attached to the sign wall. Totem vocabulary reimagined as vertical stone-clad columns integrated into the surrounding Architectural Entry Feature.	Deviation from the picture. Same base + totem design vocabulary expressed as a deconstruction and evolution of the codified composition.
3	Secondary Pod Entry Monument — Wall Length	Figure 113-11-3*	22 ft + (per Figure 113-11-3 secondary standard).	25 ft length (MSP Plan Sheet 9A).	Approximately 3 ft additional wall length.
4	Secondary Pod Entry Monument — Deviation from the Picture	Figure 113-11-3*	Figure 113-11-3 image shows placement in a planter or atop a berm.	Placement in the median of the secondary residents-only entrance — same field condition used at The Meadows, The Hammocks, The Groves, The Orchards, and Sky Cove.	Deviation from the picture. Consistent with the median configuration approved at every prior Westlake secondary entry.
5	Recreation Center Sign — Copy Area	§ 113-11 (Directional Sign on Private Property)	Standard copy area for Directional Sign on Private Property.	17.5 SF copy area per sign face; 100 SF total wall surface area.	Increased copy area appropriate for internal amenity identification.

Residential Pod Entry Monument Sign (Main Entry Signs)

The applicant is proposing two mirrored monument signs located at the principal entrance to Silver Lake on Persimmon Boulevard East. Each sign panel is integrated within a large architectural community entry feature. The applicant is requesting the following waivers:

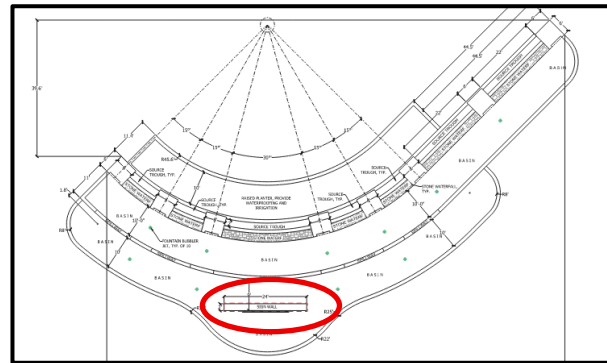
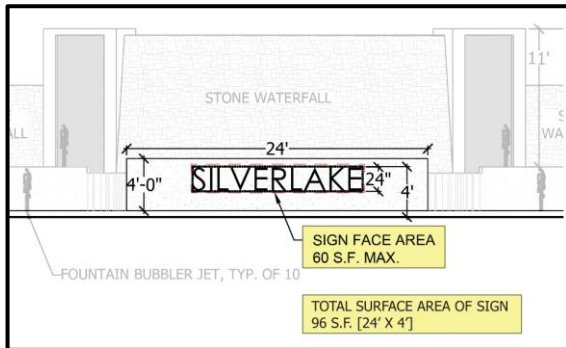
- 1. Residential Pod Entry Monument Sign:** To allow 24 ft wall length. (Per Chapter 113, Section 113-11 allows for 23 feet and 6 inches)
- 2. Residential Pod Entry Monument Sign:** Residential Pod Entry Monument Sign (Main Entry Signs): To allow a deviation from the design depicted in Figure 113-11-3 by omitting the totem attached to the regulated sign wall. Totem-style elements are incorporated into the surrounding architectural entry feature.



Residential Pod Entry Monument Sign (Main Entry Signs) Location



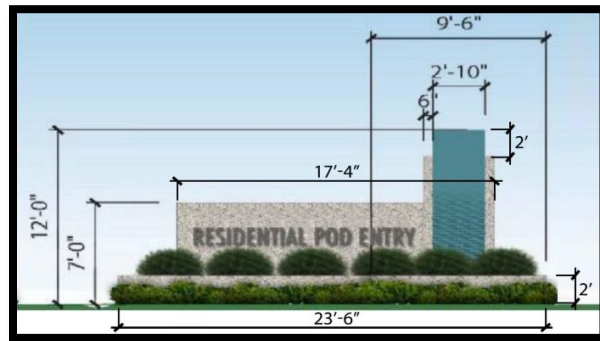
Residential Pod Entry Monument Sign (Main Entry Signs)



Residential Pod Entry Monument Sign (Secondary Entry Sign)

The applicant proposes a Residential Pod Entry Monument sign in the median of the secondary residents-only entrance further east on Persimmon Boulevard East. The applicant is requesting the following waivers for the proposed sign:

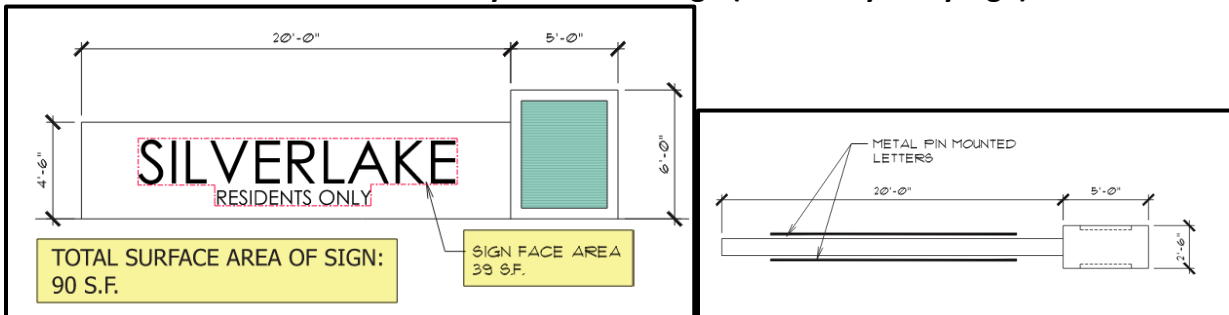
3. **Residential Pod Entry Monument Sign:** To allow a 25-foot sign-wall length, approximately 3 feet longer than the secondary-entry configuration depicted in Figure 113-11-3.
4. **Residential Pod Entry Monument Sign:** To allow a different design (Per Chapter 113 Figure 113-11-3 requires a specific design, see below)



Residential Pod Entry Monument Sign (Secondary Entry Sign) Location



Residential Pod Entry Monument Sign (Secondary Entry Sign)



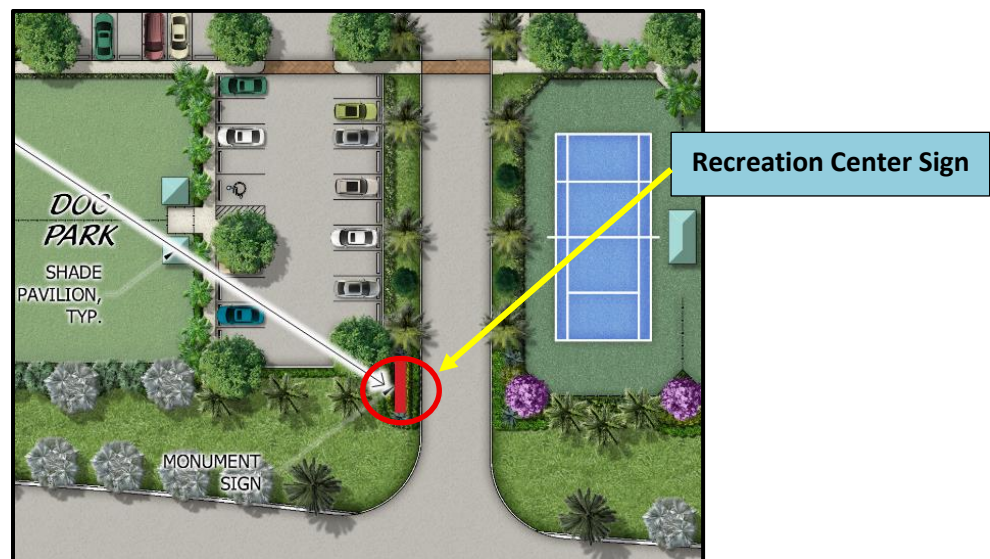


Directional Sign on Private Property (Recreation Center Sign)

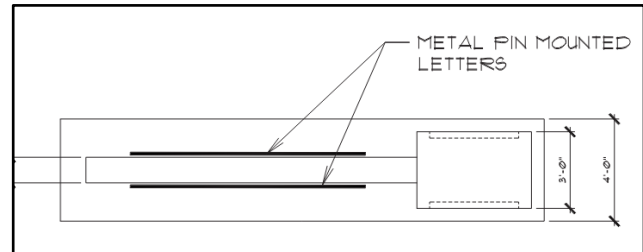
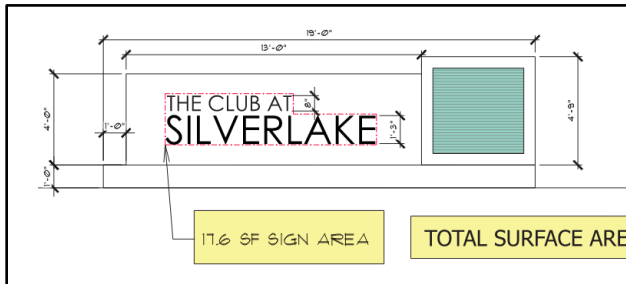
The applicant proposes a Directional Sign on Private Property at the entrance to the community Recreation Center, located within the interior of the neighborhood. The applicant is requesting the following waivers for the proposed sign:

- 5. Directional Sign on Private Property:** To allow a 17.5 sq.ft. copy area per sign face.
(Per Chapter 113, Section 113-11 allows for 16 sq.ft.)

Proposed Directional Sign on Private Property (Recreation Center Sign) Location



Proposed Directional Sign on Private Property (Recreation Center Sign)



FINAL REMARKS

MSP-2026-01 will be heard by the City Council on September 1st, 2026. The public hearing was advertised in compliance with the City's code requirement. Based upon the facts and findings contained herein, the Planning and Zoning and Engineering Departments have no objections to the above-mentioned application.



CITY OF WESTLAKE
Engineering Department
4001 Seminole Pratt Whitney Road
Westlake, Florida 33470
Phone: (561) 530-5880
www.westlakegov.com

DATE: 3/19/2026
APPLICATION NUMBER: MSP-2026-01
DESCRIPTION: Silver Lake – Master Sign Plan
APPLICANT: Cotleur & Hearing
OWNER: Palm Beach West Associates VI, LLLP
REQUEST: Master Signage Plan Review
LOCATION: Westlake, FL
STAFF REVIEW: **RECOMMENDATION OF APPROVAL**

The Engineering Department recommends approval of the plans submitted on 03-12-2026.

The following documents were reviewed by the Engineering Department as part of this resubmittal package:

1. 1) MSP Application - Fully Executed, dated 03/03/26
2. 2) Silver Lake - Master Sign Plan, dated 03/12/26
3. 2a) Silverlake Entry Finish Selections

This letter has been prepared by the following individual, in association with their consultants and subconsultants:

Suzanne Dombrowski, P.E.
Chen Moore and Associates
Tel: 561.746.6900 x 1035
Email: sdombrowski@chenmoore.com

1-12-22



CITY OF WESTLAKE
Planning and Zoning Department
4001 Seminole Pratt Whitney Road
Westlake, Florida 33470
Phone: (561) 530-5880
www.westlakegov.com

DEPARTMENTAL USE ONLY
Ck. # _____
Fee: _____
Intake Date: _____
PROJECT # _____

APPLICATION FOR MASTER SIGN PLAN REVIEW (MSP-2026-01)

CITY COUNCIL MEETING DATE: _____

The City Council meets on the second Monday of the month at 6:30 p.m., in the Westlake City Council Chambers, located at 4005 Seminole Pratt Whitney Road.

See page 3 for review process and submittal deadline.

INSTRUCTIONS TO APPLICANTS:

1. Please complete all sections of this application. If not applicable, indicate with N/A.
2. Provide all required documents as shown on the Site Plan Review Application Checklist (see page 4). If not applicable, indicate with N/A.
3. The applicant must be present at scheduled City Council meeting.
4. If project is to be developed in phases, a Master Site Plan Review Application shall be required.

I. PROJECT DESCRIPTION & APPLICANT INFORMATION

PROJECT NAME: Silver Lake – Master Sign Plan (MSP-2026-01)

PROJECT ADDRESS: TBD

DESCRIPTION OF PROJECT: Silver Lake Residential Community – Master Sign Plan

Estimated Project Cost: TBD

77-41-43-08-00-000-3040, 77-41-43-08-00-000-1010, 77-41-43-08-00-000-3030, 77-41-43-07-00-000-1040
Property Control Number (PCN): 77-41-43-08-00-000-3010, 77-41-43-08-00-000-3020, 77-41-43-08-00-000-1030

Property Owner(s) of Record (Developer) Palm Beach West Associates VI, LLLP

Address: 1600 Sawgrass Corp. Pkwy., Ste. 400, Sunrise, FL 33323 **Phone No.:** 954-753-1730

E-mail Address: kevin.ratterree@glhomes.com.com

Applicant/Agent (if other than owner, complete Acknowledgement and Consent section on Page 2):

Name: Donaldson E. Hearing – Cotleur & Hearing

Address: 1934 Commerce Lane, Suite 1, Jupiter, FL 33458

Phone No.: 561-747-6336

E-mail Address: Dhearing@cotleur-hearing.com

II. LAND USE & ZONING

A) ZONING DISTRICT R-1 & R-2 B) FUTURE LAND USE DESIGNATION Residential 1 & Residential 2

C) EXISTING USE(S) Vacant

D) PROPOSED USE(S), AS APPLICABLE Residential Community

III. ADJACENT PROPERTIES

	EXISTING USE(S)	FUTURE LAND USE DESIGNATION	ZONING DISTRICT
SUBJECT PROPERTY	Vacant	R-1 & R-2	R-1 & R-2/ Single Family Overlay
NORTH	Orchards/Oaks	R-2/R-1 & R-2	R-2/ R-1 & R-2
SOUTH	Existing Residential/Loxahatchee	Existing Residential/Loxahatchee	Existing Residential/Loxahatchee
EAST	Existing Residential/Loxahatchee	Existing Residential/Loxahatchee	Existing Residential/Loxahatchee
WEST	Parcel T - Estates	R-1 & R-2	R-1 & R-2

IV. OWNER AND APPLICANT/AGENT ACKNOWLEDGEMENT AND CONSENT

Consent statement (to be completed if owner is using an agent)

I/we, the owners, hereby give consent to Cotleur & Hearing to act on my/our behalf to submit this application, all required material and documents, and attend and represent me/us at all meetings and public hearings pertaining to the application and property I/we own described in the application.

By signing this document, I/we affirm that I/we understand and will comply with the provisions and regulations of the City of Westlake, Florida, Code of Ordinances. I/we further certify that all of the information contained in this application and all the documentation submitted is true to the best of my/our knowledge.

PALM BEACH WEST ASSOCIATES VI, LLLP
KEVIN RATTERREE, AUTHORIZED SIGNATORY

Donaldson Hearing

Owner's Name (please print)

Applicant/Agent's Name (please print)

Kevin Ratterree
 Owner's Signature

[Signature]
 Applicant/Agent's Signature

2/25/26
 Date

3.3.26
 Date

JUSTIFICATION STATEMENT (Attachment C) SILVERLAKE OF WESTLAKE

Master Sign Plan Amendment (MSP-2026-01)

APPLICANT:	Palm Beach West Associates VI, LLLP A/K/A GL Homes
PLANNER:	Coteleur & Hearing
PETITION:	MSP-2026-01 — Master Sign Plan Amendment to MSP-2025-02
UNDERLYING APPROVAL:	MSP-2025-02 (City Council Development Order, July 1, 2025)
DATE:	August 6, 2026

1. Introduction

Palm Beach West Associates VI, LLLP — an affiliated entity of GL Homes — is the applicant for the Silver Lake community within the City of Westlake Communities. Silver Lake is a new residential community located south of Persimmon Boulevard East and east of Parcel T (The Estates), abutting the southern and eastern boundaries of the Westlake community. A Master Site Plan Review for Silver Lake is being processed concurrently with this Master Sign Plan Amendment.

On July 1, 2025, the City Council approved the Silver Lake Master Sign Plan by Development Order (MSP-2025-02). This petition is a narrow amendment to that approved Master Sign Plan. As described in detail below, the amendment is limited to three sign types: refinement of the main entry monument signs with an integrated water-feature backdrop; a secondary “Residents Only” entry sign in the median of the secondary entrance; and an identification sign at the community Recreation Center. The underlying sign hierarchy, materials palette, and community-character approach approved in MSP-2025-02 have not changed.

This Revised Justification Statement responds to the City’s April 2, 2026 Comment Memorandum, the May 5, 2026 Comment Memorandum #2, and the July 22, 2026 Comment Memorandum #3 (including the July 23, 2026 conference call with Chen Moore & Associates and City staff), and is the controlling justification document for the Master Sign Plan booklet.

For direct dimensional comparison, the fabrication drawing for the Oaks of Westlake single-sided monument sign (Art Sign Co., Inc., November 1, 2024) — the approved sign that became the codified Figure 113-11-3 prototype — is attached to this Justification Statement as Attachment A. All references in this document to the standard Figure 113-11-3 prototype dimensions (23 ft 6 in overall length including planter; 17 ft 4 in sign wall plus totem excluding planter; 123 SF wall surface area excluding planter) are drawn directly from that drawing.

2. Subject Request

The Master Sign Plan Amendment proposes the following:

- **Main Entry Monument Signs (mirrored pair).** Two coordinated Residential Pod Entry Monument signs at the principal entrance to Silver Lake on Persimmon Boulevard East — one on each side of the entry drive. The two signs mirror each other in design, materials, and orientation. Each sign panel is integrated within a larger architectural Community Entry Feature consisting of a multi-column water-feature backdrop, totem-style columns, masonry/stucco wall, landscape, and hardscape.
- **Secondary "Residents Only" Pod Entry Monument Sign.** A single, double-sided modified Residential Pod Entry Monument located in the median of the secondary residents-only entrance further east on Persimmon Boulevard East.
- **Recreation Center Identification Sign.** A monument identification sign at the entrance to the community Recreation Center. Under § 113-11 this sign functions as a Directional Sign on Private Property.

Five (5) waiver requests are made in support of this Master Sign Plan Amendment. Each waiver is identified, quantified, and individually justified in Section 8 below, and they are summarized in the consolidated Waiver Table in Section 7. Consistent with the July 23, 2026 discussion and the City's July 22, 2026 Comment Memorandum #3, Waivers #1 through #4 are framed as deviations from Figure 113-11-3 (Standard Residential Pod Entry Monument Sign); Waiver #5 applies to the Recreation Center Sign under § 113-11 (Directional Sign on Private Property). The five waivers are: (1) Main Entry Sign Wall — Wall Length; (2) Main Entry Sign Wall — Deviation from the Picture (composition); (3) Secondary Pod Entry Monument — Wall Length; (4) Secondary Pod Entry Monument — Deviation from the Picture (placement); (5) Recreation Center Sign — Copy Area.

3. The Master Sign Plan Process — Why § 113-8 Is the Right Tool

The Master Sign Plan process under § 113-8 of the Westlake Sign Code was created precisely so that high-quality, master-planned communities like Silver Lake could pair coordinated, context-sensitive sign programs with the City's baseline sign standards. Section 113-8 expressly authorizes the City Council, as part of a Master Sign Plan, to vary sign size, setback requirements, number, and type where the application remains consistent with the general intent and purpose of Chapter 113.

Our office helped draft the Westlake Sign Code, and the codified prototype figures in § 113-11 — including Figures 113-11-3 (Residential Pod Entry Monument) and 113-11-4 (Alternate Residential Pod Entry Monument) — were never intended to function as a one-size-fits-all design template. The Master Sign Plan process exists to allow each Westlake community to develop a distinctive, coordinated identity while remaining compatible with the City as a whole. The City Council has applied § 113-8 in that spirit consistently across prior residential approvals — most directly Cresswind of Palm Beach, whose Alternate Residential Pod Entry Monument was itself a § 113-8 waiver from Figure 113-11-3 that was later codified as Figure 113-11-4, and the July 1, 2025 MSP-2025-02 approval that this petition amends.

4. Two Things to Keep Straight: The Sign and the Entry Feature

4.1 The regulated sign component

The regulated sign component is the low white stucco sign wall and the attached freestanding letters that read "SILVERLAKE." That is the sign — and only that — within the meaning of § 113-11. On the

standards that matter, the Silver Lake sign is small and largely consistent with the code: 60 SF copy area (compliant); 24-inch letter height (consistent with prototype); 4 ft sign panel height (shorter than the 7 ft prototype); 96 SF wall surface area (approximately 27 SF or 22% smaller than the 123 SF codified Figure 113-11-3 prototype wall, per the Oaks of Westlake fabrication drawing at Attachment A); and approximately 68 ft setback from Persimmon Boulevard East right-of-way (17 ft from the property line plus the 50 ft Rural Parkway buffer).

4.2 The Community Entry Feature

Behind and beside the sign is the Community Entry Feature: a multi-column water composition with cascading waterfalls between vertical totem-style columns, a stone wall backdrop, royal-palm and tropical landscaping, and hardscape paving. The Community Entry Feature is, by design, a community entrance composition. It pays homage to the Westlake totem feature — the City's signature design element — translated into a more architectural, taller, water-driven form appropriate to the Silver Lake identity. We acknowledge openly that the Silver Lake Community Entry Feature is intentionally larger and more architecturally pronounced than the entry features at the prior Westlake communities. The size of the Entry Feature, however, does not enlarge the regulated sign. The regulated sign is, and remains, the wall and the letters that read "SILVERLAKE."

Per the City's July 22, 2026 Comment Memorandum #3 and the July 23, 2026 discussion with Nilsa Zacarias: the totem-style vertical columns that flank the sign wall are part of the Architectural Entry Feature and are not being proposed as part of the sign. The regulated sign consists solely of the horizontal white stucco wall and the attached freestanding letters. The Master Sign Plan Booklet includes a dedicated exhibit titled "Regulated Sign Component vs. Architectural Entry Feature" that isolates the regulated sign from the surrounding composition to eliminate any ambiguity in the review.

5. Code and Comprehensive Plan Anchors

The Silver Lake Master Sign Plan is supported by, and consistent with, the following authorities. Each is described in plain terms below; specific waiver-by-waiver application appears in Section 8.

Authority / Policy	What it requires	How the Silver Lake MSP aligns
Chapter 113 — Signs (Purpose)	Regulates sign size, location, and design to preserve residential character and avoid visual clutter.	The regulated sign component is residential, restrained, and limited to community identification.
§ 113-8 — Master Sign Plan	City Council may vary sign size, setback, number, and type as part of a Master Sign Plan, where consistent with the general intent and purpose of Chapter 113.	The deviations requested are exactly the type of context-driven adjustments § 113-8 contemplates.
§ 113-11 — Permitted Signs / Figures 113-11-3 and 113-11-4	Code figures for Residential Pod Entry Monument and Alternate Residential Pod Entry Monument.	The proposal is smaller than Figure 113-11-3 on wall surface area (96 SF vs 123 SF main entry; 90 SF vs 122 SF secondary). Consolidated Waiver Table in Section 7 is framed as deviations from Figure 113-11-3 for Waivers #1-#4; Waivers #5-#6 apply to the Recreation Center Sign under § 113-11 Directional Sign on Private Property.

Comprehensive Plan — Objective FLU 1.6	Promotes compatibility among future land uses.	The Silver Lake entry composition supports compatibility through coordinated architecture, landscape, water, and community identification.
Comprehensive Plan — Policies FLU 1.6.7 and 1.6.8	Recognize design techniques such as water features, architectural features, berms, landscape, and setbacks as compatibility tools.	The water feature, totems, walls, and landscape at the Silver Lake entrance are compatibility tools — they are not sign copy.
Florida Statute § 163.3194(1)(b)	Land development regulations must be consistent with the adopted comprehensive plan.	A reading of § 113-8 that disallowed water-feature entries in a master-planned, water-rich community would be in tension with the Comprehensive Plan compatibility framework.

6. Description of Proposed Signs

6.1 Main Entry Monument Signs (Mirrored Pair)

Two coordinated monument signs are proposed at the principal entrance to Silver Lake on Persimmon Boulevard East, mirroring each other on the north and south sides of the entry drive. Each sign reads “SILVERLAKE” in restrained dimensional letters mounted on a low white stucco wall (24 ft × 4 ft; 96 SF wall surface area; 60 SF copy area; 24-inch letter height). Each sign panel is integrated within the larger architectural Community Entry Feature described in Section 4.2. See Sheet 7B and the Master Sign Plan Booklet for the full comparison against Figure 113-11-3.

6.2 Secondary "Residents Only" Pod Entry Monument Sign

A single, double-sided modified Residential Pod Entry Monument in the median of the secondary residents-only entrance further east on Persimmon Boulevard East. The sign is 25 ft in length, 6 ft in height at the totem feature, 39 SF copy area, 90 SF wall surface area, and 10 ft minimum setback. See Sheet 9B and the Master Sign Plan Booklet for the full comparison against Figure 113-11-3.

6.3 Recreation Center Monument Sign

A monument identification sign at the entrance to the Silver Lake Recreation Center. The closest applicable § 113-11 category is Directional Sign on Private Property. 100 SF total wall surface area; 17.5 SF copy area per sign face; 5 ft 9 inches at totem feature; 1 sign with 2 sign faces; 10 ft minimum setback. See Sheet 10B and the Master Sign Plan Booklet.

7. Consolidated Waiver Table — Five Waivers

Per the July 23, 2026 conference call, the City’s July 22, 2026 Comment Memorandum #3, and the direction to simplify the table to the five waivers actually being requested, the consolidated Waiver Table below identifies the five waivers requested for this application. Waivers #1 through #4 are deviations from Figure 113-11-3 (Standard Residential Pod Entry Monument Sign) applicable to the Main Entry and Secondary Entry monument signs. Waivers #5 applies to the Recreation Center Sign under § 113-11 (Directional Sign on Private Property). Codified prototype dimensions for Figure 113-11-3 are drawn directly from the Oaks of Westlake fabrication drawing (Attachment A).

No.	Sign / Element	Code Citation & Standard	Silver Lake Proposed	Nature of Deviation
1	Main Entry Sign Wall — Wall Length	Figure 113-11-3: 17 ft 4 in (sign wall + totem, excluding planter); 23 ft 6 in overall including planter.	24 ft wall length (MSP Plan Sheets 5 & 6). No planter footprint.	Approximately 6 ft 8 in additional wall length. Overall footprint is smaller (no planter).
2	Main Entry Sign Wall — Deviation from the Picture	Figure 113-11-3 image shows a single totem attached to the sign wall.	No totem attached to the sign wall. Totem vocabulary reimagined as vertical stone-clad columns integrated into the surrounding Architectural Entry Feature.	Deviation from the picture. Same base + totem design vocabulary, expressed as a deconstruction and evolution of the codified composition.
3	Secondary Pod Entry Monument — Wall Length	Figure 113-11-3 secondary standard: 22 ft +.	25 ft length (MSP Plan Sheet 9A).	Approximately 3 ft additional wall length.
4	Secondary Pod Entry Monument — Deviation from the Picture	Figure 113-11-3 image shows placement in a planter or atop a berm.	Placement in the median of the secondary residents-only entrance — same field condition used at The Meadows, The Hammocks, The Groves, The Orchards, and Sky Cove.	Deviation from the picture. Consistent with the median configuration approved at every prior Westlake secondary entry.
5	Recreation Center Sign — Copy Area	§ 113-11 (Directional Sign on Private Property): standard copy area.	17.5 SF copy area per sign face; 100 SF total wall surface area.	Increased copy area appropriate for internal amenity identification.

Reference note — surface area (not a numbered waiver): On wall surface area, the Silver Lake proposal is more restrained than the codified Figure 113-11-3 prototype: the main entry sign wall is 96 SF vs the 123 SF codified prototype wall (approximately 22% smaller), and the secondary entry sign wall is 90 SF vs the 122 SF comparable prototype wall (approximately 26% smaller). These surface area comparisons are provided for context only — the proposed condition is smaller than the codified prototype and does not require a waiver.

8. Individual Waiver Justifications

Each of the five waivers is justified below under three headings: (a) the code requirement and the proposed deviation; (b) the planning rationale; and (c) Comprehensive Plan consistency.

Waiver #1 — Main Entry Sign Wall (Wall Length)

(a) Code requirement and proposed deviation

Figure 113-11-3 depicts a sign wall plus totem of 17 ft 4 in in length (excluding the planter); 23 ft 6 in overall including the planter (per codified Residential Pod Entry Monument Sign, Attachment A). The Silver Lake main entry sign wall is 24 ft in length (Plan Sheets 5 & 6), with no planter footprint. The deviation is approximately 6 ft 8 in of additional wall length; the overall entry footprint (without a planter) is smaller than the codified prototype with its planter.

(b) Planning rationale

A slightly longer sign wall is necessary to accommodate the mirrored double-sided base of the entry composition and to allow the sign wall to read cleanly against the taller, architectural totem elements of the surrounding Entry Feature. The added length is more than offset by the 27 SF reduction in wall surface area and by the absence of a planter footprint. The sign remains residential in character, limited in copy, and subordinate to the surrounding architectural composition.

(c) Comprehensive Plan consistency

Consistent with Objective FLU 1.6 and Policies FLU 1.6.7 and 1.6.8. The additional length integrates with the coordinated compatibility composition (water, architecture, landscape) at the entrance.

Main Entry Sign Wall (Wall Surface Area — Reference Only)

(a) Code requirement and proposed deviation

Figure 113-11-3 depicts a sign wall with a surface area of 123 SF (excluding the planter, per Attachment A). The Silver Lake main entry sign wall has a wall surface area of 96 SF — approximately 27 SF (22%) smaller than the codified prototype wall. No waiver is required; included in the narrative for transparency because it responds directly to staff's request that the request be measured against the picture.

(b) Planning rationale

The smaller wall surface area serves the residential character intent of Chapter 113 by producing a less massive, more restrained sign wall than the codified prototype.

(c) Comprehensive Plan consistency

Consistent with Objective FLU 1.6 and Policies FLU 1.6.7 and 1.6.8.

Waiver #2 — Main Entry Sign Wall (Deviation from the Picture)

(a) Code requirement and proposed deviation

The codified image in Figure 113-11-3 depicts a single vertical totem attached to one end of the sign wall. The Silver Lake main entry sign wall does not include an attached totem. The totem vocabulary is reimagined and expressed as a set of vertical stone-clad columns integrated into the surrounding Architectural Entry Feature — the deconstruction and evolution framing developed with Nilsa Zacarias on the July 23, 2026 conference call.

(b) Planning rationale

The two-part base + totem composition of Figure 113-11-3 is not being abandoned; it is being read into a more innovative architectural form. The base is the sign wall; the totems are built into the water feature. This is the design innovation the Section 113-8 Master Sign Plan process was expressly created to encourage.

(c) Comprehensive Plan consistency

Consistent with Objective FLU 1.6 and Policies FLU 1.6.7 and 1.6.8. The Architectural Entry Feature is exactly the kind of compatibility composition the Comprehensive Plan recognizes.

Waiver #3 — Secondary Sign Wall (Wall Length)

(a) Code requirement and proposed deviation

The Secondary Pod Entry Monument Sign is a deviation from Figure 113-11-3. The proposed sign is 25 ft in length — approximately 3 ft longer than the form depicted in Figure 113-11-3. All other characteristics (copy area at 39 SF, height at 6 ft, setback at 10 ft) are within or below the code standard.

(b) Planning rationale

The added length accommodates the integrated double-sided median configuration approved at every prior Westlake secondary entry (The Meadows, The Hammocks, The Groves, The Orchards, Sky Cove). The length adjustment reads in proportion to the median and consolidates identification and landscape into a single coordinated element rather than creating clutter through twin flanking signs.

(c) Comprehensive Plan consistency

Consistent with Objective FLU 1.6 and Policies FLU 1.6.7 and 1.6.8.

Secondary Sign Wall (Wall Surface Area — Reference Only)

(a) Code requirement and proposed deviation

The comparable prototype wall for a Secondary Residential Pod Entry Monument has a wall surface area of 122 SF. The Silver Lake secondary sign wall has a surface area of 90 SF — approximately 32 SF (26%) smaller than the comparable prototype. No waiver is required; included in the narrative for transparency and to respond to staff's request that the request be measured against the picture.

(b) Planning rationale

The smaller wall surface area produces a less massive, more restrained secondary sign — appropriate for a subordinate residents-only entry.

(c) Comprehensive Plan consistency

Consistent with Objective FLU 1.6.

Waiver #4 — Secondary Sign Wall (Placement — Deviation from the Picture)

(a) Code requirement and proposed deviation

The Figure 113-11-3 prototype shows placement in a planter or atop a berm. The Silver Lake secondary sign is proposed for placement in the median of the secondary residents-only entrance.

(b) Planning rationale

The median placement is the same field condition used and approved at every prior Westlake secondary entrance (The Meadows, The Hammocks, The Groves, The Orchards, Sky Cove). It consolidates identification into a single coordinated element and eliminates the need for twin flanking signs.

(c) Comprehensive Plan consistency

Consistent with Objective FLU 1.6.

Waiver #5 — Recreation Center Sign (Copy Area)

(a) Code requirement and proposed deviation

The Recreation Center Monument Sign falls within the closest applicable § 113-11 category — Directional Sign on Private Property. The proposed copy area is 17.5 SF per sign face; total wall surface area is 100 SF. This represents an increase in copy area relative to the standard for the Directional Sign on Private Property category.

(b) Planning rationale

The Recreation Center is the principal amenity for Silver Lake residents. A larger copy area is necessary to provide legible identification of the amenity at appropriate viewing distance for residents, guests, deliveries, and emergency services. The sign is sited within the interior of the neighborhood, well removed from public streets, and serves no commercial purpose. The increase is limited and proportionate to the function.

(c) Comprehensive Plan consistency

Consistent with the Recreation and Open Space Element's recognition of community amenities and with Objective FLU 1.6 (compatibility). The Recreation Center sign supports the City's policy goals for recreation and amenity identification.

9. Master Sign Plan-Level Justification

Standing back from the individual waivers, the Silver Lake Master Sign Plan as a whole satisfies the general intent and purpose of Chapter 113. The proposed signs are residential in scale, materials, palette, and copy. There is no commercial advertising, no tenant copy, no internal illumination of letters, no LED message boards, and no off-premises content. On the substantive wall surface area standard, the Silver Lake main entry sign wall (96 SF) is approximately 27 SF smaller than the codified Figure 113-11-3 prototype wall (123 SF), and the Silver Lake secondary sign wall (90 SF) is approximately 32 SF smaller than the comparable prototype wall (122 SF). The five requested waivers — the two length adjustments on the entry signs, the two deviations from the picture, and the two Recreation Center Sign dimensional adjustments — are limited, purposeful, and consistent with the general intent and purpose of Chapter 113.

The Master Sign Plan uses a coordinated, context-sensitive sign program contemplated by § 113-8 and recognized in planning practice as the best approach for master-planned communities. All three sign types share a common materials palette, color family, lettering style, and totem-derived design vocabulary. The Community Entry Feature uses the exact compatibility tools the City's Comprehensive Plan endorses in Policies FLU 1.6.7 and 1.6.8 — water features, architectural features, walls, landscape, hardscape, and setbacks — to create a compatible residential edge and an identifiable community entrance.

10. Conclusion and Request

The Silver Lake Master Sign Plan Amendment is a narrow, well-supported set of refinements to a sign program City Council already approved on July 1, 2025. The regulated signs are restrained, residential, and consistent with the substantive standards of § 113-11 on every dimension that protects community character — and on the wall surface area measure, actually smaller than the codified prototype. The five requested waivers are limited, purposeful, and consistent with the precedent Council has established in the Cresswind of Palm Beach approval and in the July 1, 2025 MSP-2025-02 approval.

We respectfully request that staff find the Master Sign Plan Amendment sufficient for transmittal to the City Council with a recommendation of approval. We are happy to meet with staff in advance of transmittal to walk through the booklet, the renderings, the Oaks of Westlake fabrication drawing at Attachment A, and the Regulated Sign Component vs. Architectural Entry Feature exhibit.

Respectfully submitted,

Coteleur & Hearing



Donaldson E. Hearing, ASLA

Principal

Attachments

Attachment A — Fabrication drawing for the *Oaks of Westlake* single-sided monument sign, dated November 1, 2024 (Art Sign Co., Inc.), reflecting the approved sign that became the codified Figure 113-11-3 prototype.

Attachment B — Silver Lake Master Sign Plan Booklet (revised), including the consolidated Waiver Table (Sheet 11 — five waivers), the Regulated Sign Component vs. Architectural Entry Feature exhibit, and the dimensioned plans for the Main Entry Sign (Sheet #6), the Secondary Entry Sign (Sheet #9A), and the Recreation Center Sign (Sheet #15).

Attachment D — Technical Memorandum to Nilsa Zacarias (Chen Moore & Associates), addressing the Sign Code intent, the deconstruction and evolution framing, and the substantive consistency analysis.

Recreation Center Monument Sign — 113-11 — Directional Sign on Private Property (Sheet 10B)

Item	Code Standard (§ 113-11 — Directional Sign on Private Property)	Silver Lake Proposed
Sign type	Directional Sign on Private Property.	Directional Sign on Private Property with measured deviations addressed under §113-8.
Number of signs	1 sign with up to 2 faces.	1 sign with 2 faces — compliant.
Maximum height	Per § 113-11.	5 ft 9 inches at totem feature.
Setback	Per § 113-11.	10 ft minimum — compliant.
Total surface area	Per § 113-11.	100 SF total surface area; copy area 17.5 SF per sign face.
Copy area	Per § 113-11 maximum.	Increased copy area — Waiver #5.



Silverlake — Consolidated Waiver Table (Sheet 11)

Waiver #	Sign Type	Code Citation	Code Requirement	Proposed	Deviation
1	Main Entry Sign Wall — Wall Length	Figure 113-11-3*	17 ft 4 in (sign wall + totem, excluding planter); 23 ft 6 in overall including planter.	24 ft wall length (MSP Plan Sheets 5 & 6). No planter footprint.	Approximately 6 ft 8 in additional wall length. Overall footprint is smaller (no planter).
2	Main Entry Sign Wall — Deviation from the Picture	Figure 113-11-3*	Figure 113-11-3 image shows a single totem attached to the sign wall.	No totem attached to the sign wall. Totem vocabulary reimagined as vertical stone-clad columns integrated into the surrounding Architectural Entry Feature.	Deviation from the picture. Same base + totem design vocabulary expressed as a deconstruction and evolution of the codified composition.
3	Secondary Pod Entry Monument — Wall Length	Figure 113-11-3*	22 ft + (per Figure 113-11-3 secondary standard).	25 ft length (MSP Plan Sheet 9A).	Approximately 3 ft additional wall length.
4	Secondary Pod Entry Monument — Deviation from the Picture	Figure 113-11-3*	Figure 113-11-3 image shows placement in a planter or atop a berm.	Placement in the median of the secondary residents-only entrance — same field condition used at The Meadows, The Hammocks, The Groves, The Orchards, and Sky Cove.	Deviation from the picture. Consistent with the median configuration approved at every prior Westlake secondary entry.
5	Recreation Center Sign — Copy Area	§ 113-11 (Directional Sign on Private Property)	Standard copy area for Directional Sign on Private Property.	17.5 SF copy area per sign face; 100 SF total wall surface area.	Increased copy area appropriate for internal amenity identification.

**Deviates from image of Standard Residential Pod Entry Monument Sign (only 113-11-3). Not from Alternate Pod Entry Monument Sign.*

Reference note (not numbered waivers): On wall surface area, the Silver Lake proposal is more restrained than the codified Figure 113-11-3 prototype: the main entry sign wall is 96 SF vs. the 123 SF codified prototype wall (~22% smaller), and the secondary entry sign wall is 90 SF vs. the ~122 SF comparable prototype wall (~26% smaller). These surface area comparisons are provided for reference only in the Justification Statement (Section 8) and Sheet 7B and are not counted as numbered waivers because the proposed condition is smaller — not larger — than the codified prototype.



SILVERLAKE

ATTACHMENT B

SILVERLAKE MASTER SIGNAGE PROGRAM AUGUST 2026

3A SIGN LOCATION MAP - OVERALL

3B SIGN LOCATION MAP - DETAILS

4A-4E MAIN ENTRY SIGN – GRAPHICS AND RENDERINGS

5 REGULATED SIGN COMPONENT VS. ARCHITECTURAL ENTRY FEATURE

6 MAIN ENTRY SIGN DIMENSIONS

7A FIG. 113-11-3 STANDARD RESIDENTIAL POD ENTRY MONUMENT SIGN

7B FIG. 113-11-3 STANDARD CODE COMPARISONS TABLE

8A FIG. 113-11-4 ALTERNATE RESIDENTIAL POD ENTRY MONUMENT SIGN

8B FIG. 113-11-4 STANDARD CODE COMPARISONS TABLE

9A SECONDARY RESIDENTIAL POD ENTRY MONUMENT SIGN DIMENSIONS

9B FIG. 113-11-3 STANDARD CODE COMPARISONS TABLE

10A RECREATION CENTER MONUMENT SIGN

10B 13-11 CODE COMPARISON TABLE

11 CONSOLIDATED WAIVER TABLE

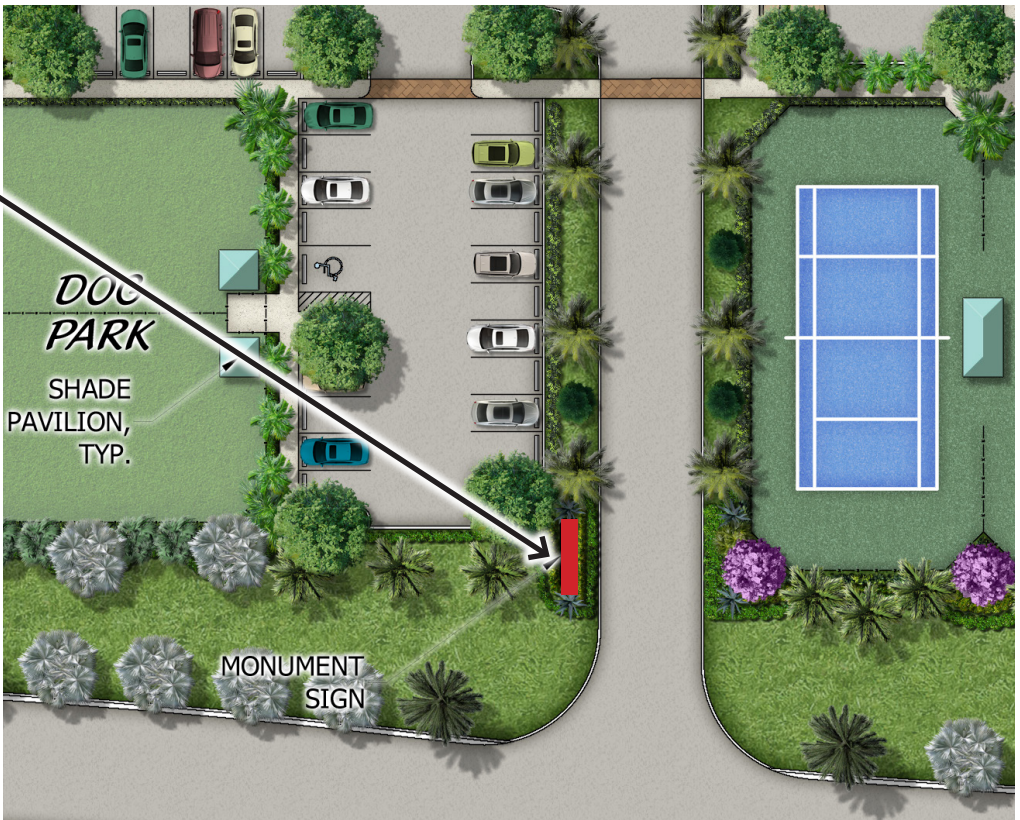
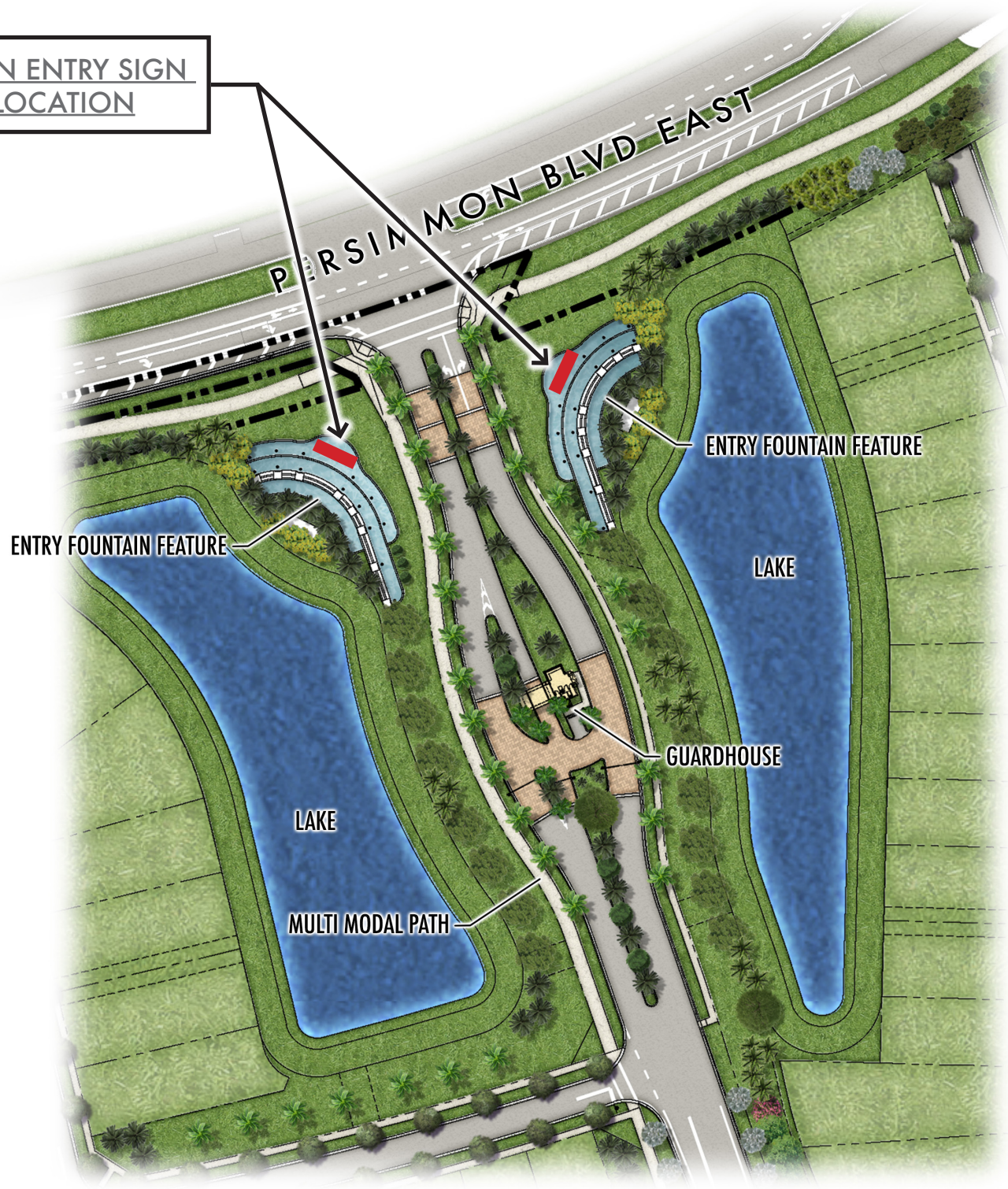
NOTE: All signs are individual internally illuminated letters. No sign cabinets.



MAIN ENTRY SIGN LOCATION

SECONDARY ENTRY SIGN LOCATION

RECREATION SIGN LOCATION





NOTE: WATER FEATURE SHOWN IN BACKGROUND FOR CONTEXT



NOTE: WATER FEATURE SHOWN IN BACKGROUND FOR CONTEXT



NOTE: WATER FEATURE SHOWN IN BACKGROUND FOR CONTEXT

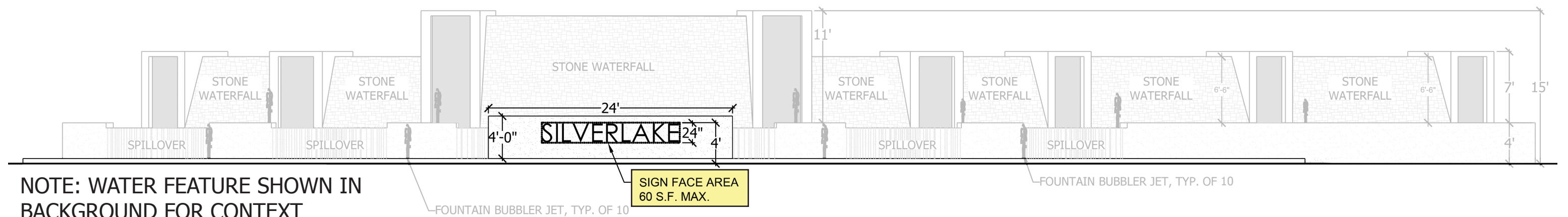


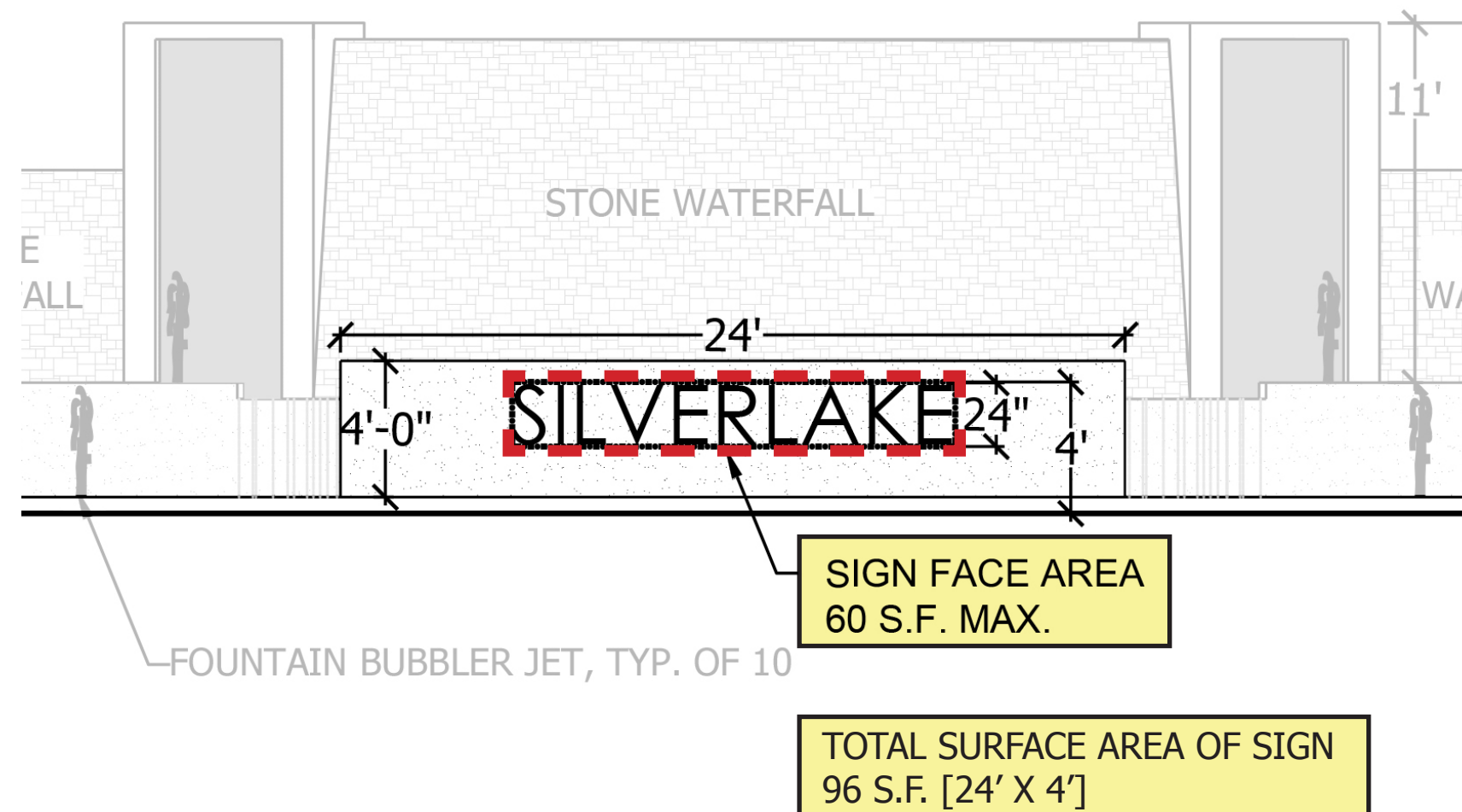
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NOTE: WATER FEATURE SHOWN IN BACKGROUND FOR CONTEXT

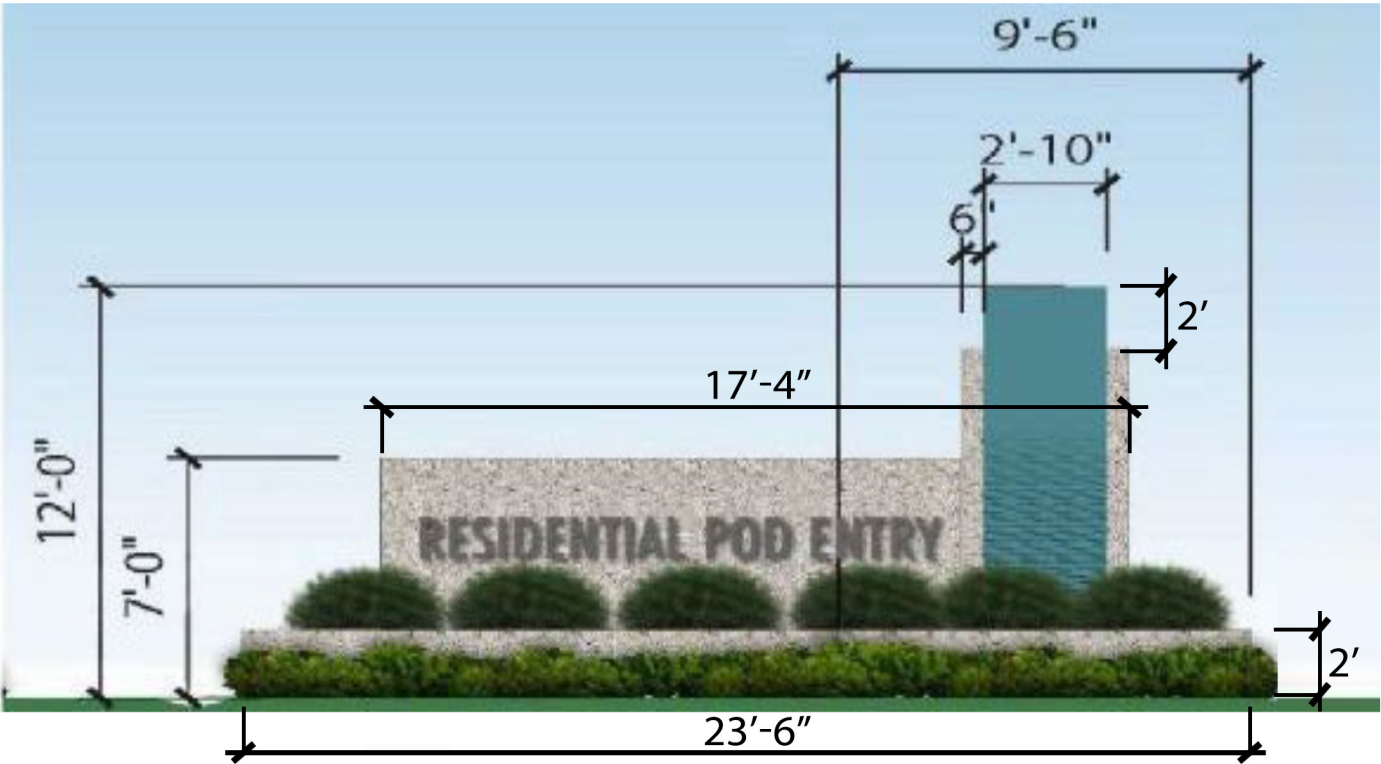
WESTLAKE™





NOTE: WATER FEATURE SHOWN IN BACKGROUND FOR CONTEXT

FIG. 113-11-3 STANDARD RESIDENTIAL POD ENTRY MONUMENT SIGN



NOTE: SIGN WALL SURFACE AREA = 123 S.F.
(EXCLUDES 2' X 23'-6" PLANTER SURFACE AREA)

PMS 404C

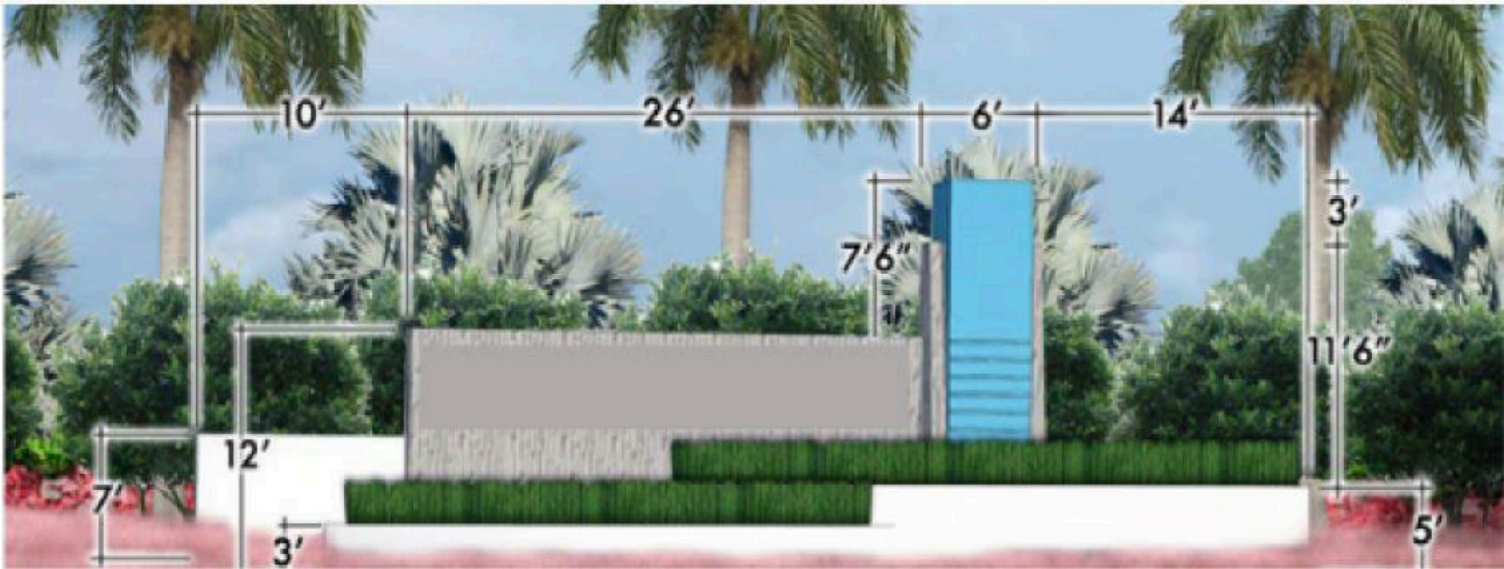
PMS 5483

DRYVIT
TERRANEO

Main cabinet color: Dryvit Terraneo Everest
Header color: Grey
Pole cover: PMS 5483
Embellishments: Dryvit Terraneo

Residential Pod Entry Monument Sign | 113-11-3 "Standard" Code Comparisons (Sheet 7B)

Item	Figure 113-11-3 — Standard Residential Pod Entry Monument	Silver Lake Proposed (Main Entry, mirrored pair)	Result Compared to Fig. 113-11-3
Maximum copy area	60 SF.	60 SF.	Compliant — no waiver needed.
Maximum sign faces	2 sign faces per entry.	2 sign faces per sign.	Compliant — no waiver needed.
Maximum number of signs	2 signs per accessway.	2 signs (one each side of the main entrance — a mirrored pair).	Compliant — no waiver needed.
Minimum setback	10 ft.	17 ft from the property line; ~68 ft from the Persimmon Blvd. East right-of-way once the 50 ft Rural Parkway buffer is included.	Exceeds minimum — no waiver needed.
Sign panel height	Approximately 7 ft (per Figure 113-11-3).	4 ft.	Compliant — proposed sign panel is shorter than the prototypical sign panel.
Letter height	Per Figure 113-11-3.	24 inches.	Consistent with code.
Overall height	Up to approximately 12 ft at totem feature (per Figure 113-11-3), including Planter (5' above Planter).	4 ft.	Compliant. No waiver required.
Sign wall length	17 ft 4 in (sign wall + totem, excluding planter); 23 ft 6 in overall including planter (per Oaks of Westlake fabrication drawing, Attachment A).	24 ft wall length (Plan Sheets 5 & 6). No planter footprint.	Approximately 6 ft 8 in additional wall length (Waiver #1). Overall footprint (no planter) is smaller than the codified prototype with planter.
Wall surface area (excluding planter)	123 SF (per Oaks of Westlake fabrication drawing, Attachment A).	96 SF.	Silver Lake wall is approximately 27 SF (22%) smaller than the codified prototype wall.
Deviation from the Picture Materials, content, character & theme	Residential pod identification only; no commercial advertising; logos/graphics ≤ 30% of copy area.	Residential community identification ("SILVERLAKE"); no commercial copy; no logos.	Sign does not include the Westlake branded totem. (Waiver 2) However, the fountain feature concept is a deconstructed interpretation of the totem and includes elements & colors to pay homage to the totem.



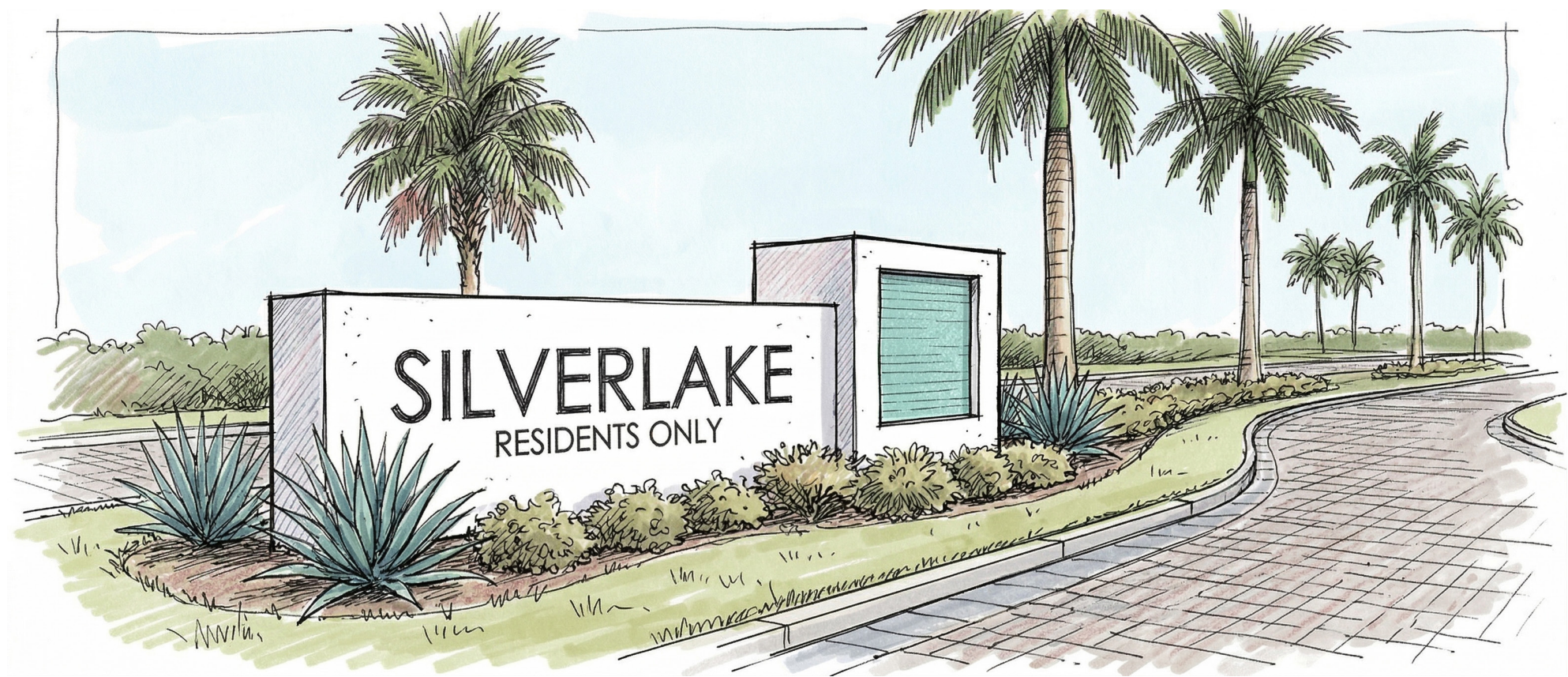
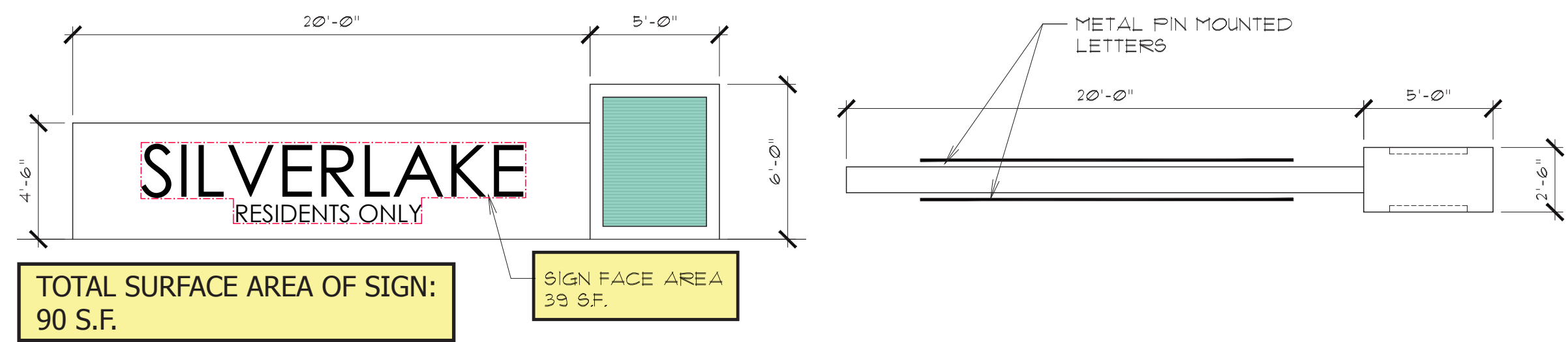
NOTE: SHOWN FOR REFERENCE ONLY
SURFACE AREA = 388 S.F. (EXCLUDES 3' TO 5' TALL PLANTER)

Residential Pod Entry Monument Sign | 113-11-4 "Alternate" Code Comparison (Sheet 8B)

PROVIDED FOR REFERENCE ONLY — See Sheet 7B for the controlling Figure 113-11-3 comparison

Consistent with the six-waiver structure adopted for this application, the Silver Lake main entry monument sign is reviewed as a deviation from Figure 113-11-3 (Standard Residential Pod Entry Monument) rather than Figure 113-11-4 (Alternate Residential Pod Entry Monument, Cresswind). This Sheet 8B comparison is retained for reference only; it does not identify any of the six requested waivers. All requested waivers are set out in the consolidated Waiver Table at Sheet 11.

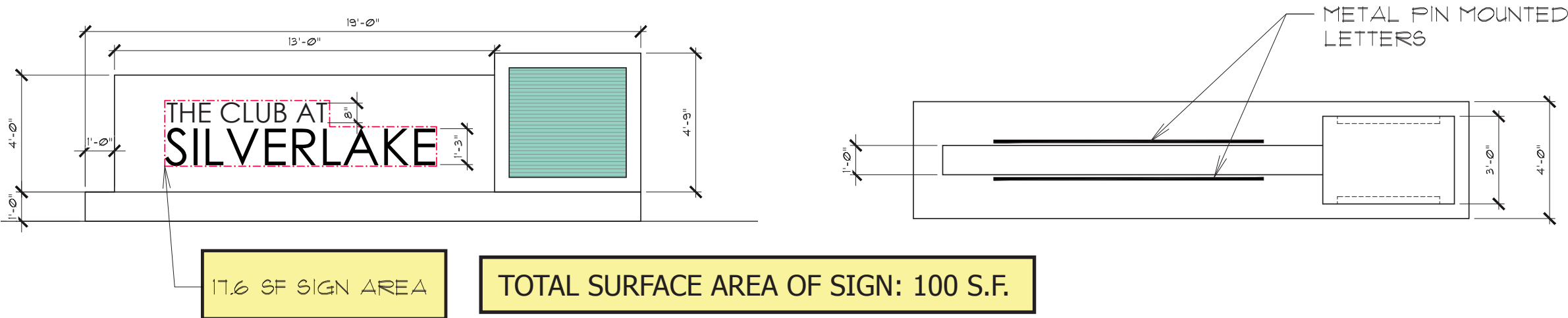
Item	Code Standard (Figure 113-11-4 — Alternate Residential Pod Entry Monument)	Silver Lake Proposed
Sign type	Alternate Residential Pod Entry Monument under § 113-11.	Reviewed as a modified Residential Pod Entry Monument under Figure 113-11-3 with measured deviations addressed under § 113-8. See Sheet 7B.
Maximum copy area	60 SF	60 SF — compliant.
Letter height	Per § 113-11.	24 inches — consistent with code.
Sign panel height	Up to 12 ft (Cresswind reference).	4 ft — substantially smaller than Cresswind.
Number of signs	1 per pod entry.	2 (one each side of the main entrance) — compliant with Figure 113-11-3 which permits up to 2 signs per accessway.
Number of sign faces	1 per sign.	2 per sign — compliant with Figure 113-11-3 which permits up to 2 faces per entry.
Setback from property line	Min. 80 ft (Cresswind reference, on a berm).	17 ft from property line; ~68 ft from Persimmon Blvd. East right-of-way after the 50 ft Rural Parkway buffer — exceeds Figure 113-11-3 minimum of 10 ft.
Materials	Per § 113-11 / approved community palette, including Totem.	White stucco wall; freestanding metal letters; No totem, however, the fountain feature in the background is a deconstructed interpretation of the Westlake branded totem in form & color.



THE SIGN SERVES AS RESIDENTIAL IDENTIFICATION AND ACCESS WAYFINDING FOR RESIDENTS, DELIVERIES, AND EMERGENCY SERVICES. IT IS INTENTIONALLY SIMPLER AND MORE RESTRAINED THAN THE MAIN ENTRY MONUMENTS – A COORDINATED SUBORDINATE ELEMENT WITHIN THE SILVER LAKE SIGN HIERARCHY.

Secondary Residential Pod Entry Sign | 113-11-3 "Standard" Code Comparison (Sheet 9B)

Item	Code Standard (Figure 113-11-3 — Residential Pod Entry Monument)	Silver Lake Proposed
Sign type	Standard Residential Pod Entry Monument under § 113-11.	Modified Standard Residential Pod Entry Monument under § 113-11, with measured deviations addressed under § 113-8.
Maximum copy area	60 SF max.	39 SF — smaller than code maximum.
Maximum sign faces	2 per entry.	2 — compliant.
Maximum number of signs	2 per accessway.	1 (single double-sided median monument) — fewer than allowed.
Maximum sign structure	Per Figure 113-11-3 (height: 7 ft / 12 ft at totem; length: 22 ft +).	6 ft at totem feature; 25 ft length — Waiver #3 (length is approximately 3 ft beyond the Figure 113-11-3 secondary standard of 22 ft).
Minimum setback	10 ft.	10 ft — compliant.
Placement	Typically in a planter or atop a berm, and in median when used at secondary entries.	In the median of the secondary entrance — same field condition used at The Meadows, The Hammocks, The Groves, The Orchards, and Sky Cove.
Surface Area	122 SF (comparable prototype wall for Secondary Residential Pod Entry Sign).	90 SF total — approximately 32 SF (26%) smaller than the Figure 113-11-3 comparable wall.
Composition (Deviation from the Picture)	Figure 113-11-3 image shows sign placement in a planter or atop a berm, with the totem attached to the sign wall.	Median placement — Waiver #4. Totem vocabulary integrated into surrounding architectural entry feature — same deconstruction and evolution framing as the main entry sign.

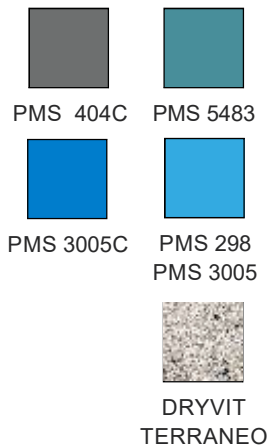
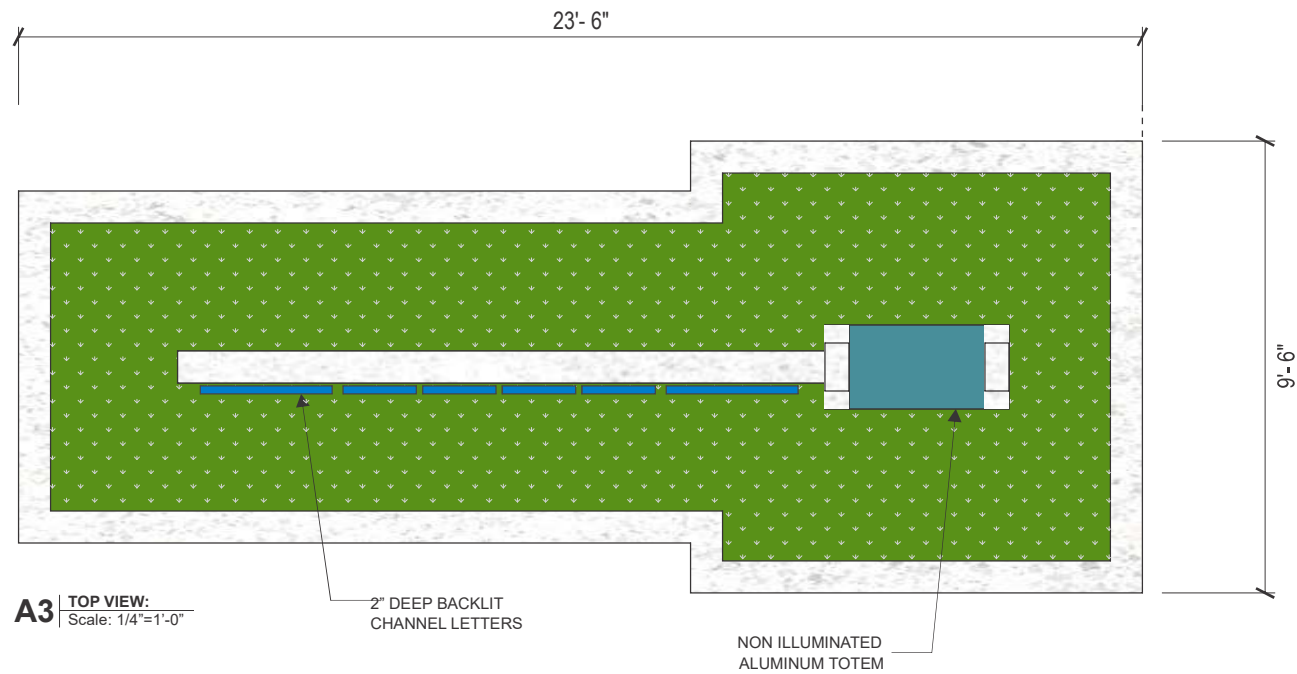


A MONUMENT IDENTIFICATION SIGN IS PROPOSED AT THE ENTRANCE TO THE SILVER LAKE RECREATION CENTER. BECAUSE THE RECREATION CENTER IS LOCATED WITHIN THE INTERIOR OF THE NEIGHBORHOOD AND SERVES A DIRECTIONAL AND IDENTIFICATION FUNCTION FOR RESIDENTS AND GUESTS RATHER THAN THE PUBLIC ROADWAY, THE CLOSEST APPLICABLE § 113-11 CATEGORY IS DIRECTIONAL SIGN ON PRIVATE PROPERTY. THE SIGN IS SUBORDINATE TO BOTH THE MAIN ENTRY SIGN AND THE SECONDARY ENTRY SIGN IN THE SILVER LAKE HIERARCHY.

Recreation Center Monument Sign — 113-11 — Directional Sign on Private Property (Sheet 10B)

Item	Code Standard (§ 113-11 — Directional Sign on Private Property)	Silver Lake Proposed
Sign type	Directional Sign on Private Property.	Directional Sign on Private Property with measured deviations addressed under §113-8.
Number of signs	1 sign with up to 2 faces.	1 sign with 2 faces — compliant.
Maximum height	Per § 113-11.	5 ft 9 inches at totem feature.
Setback	Per § 113-11.	10 ft minimum — compliant.
Total surface area	Per § 113-11.	100 SF total surface area; copy area 17.5 SF per sign face.
Copy area	Per § 113-11 maximum.	Increased copy area — Waiver #5.
Letter height	Per § 113-11 maximum.	Increased letter height (proportionate to the larger copy area) — Waiver #6.

ATTACHMENT A



Main cabinet color: Dryvit Terraneo
Everest Finish

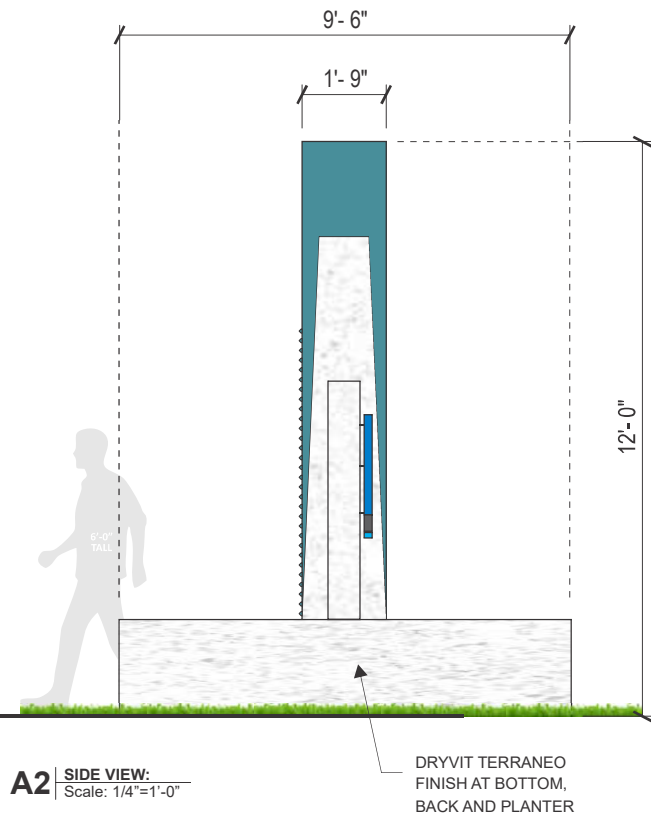
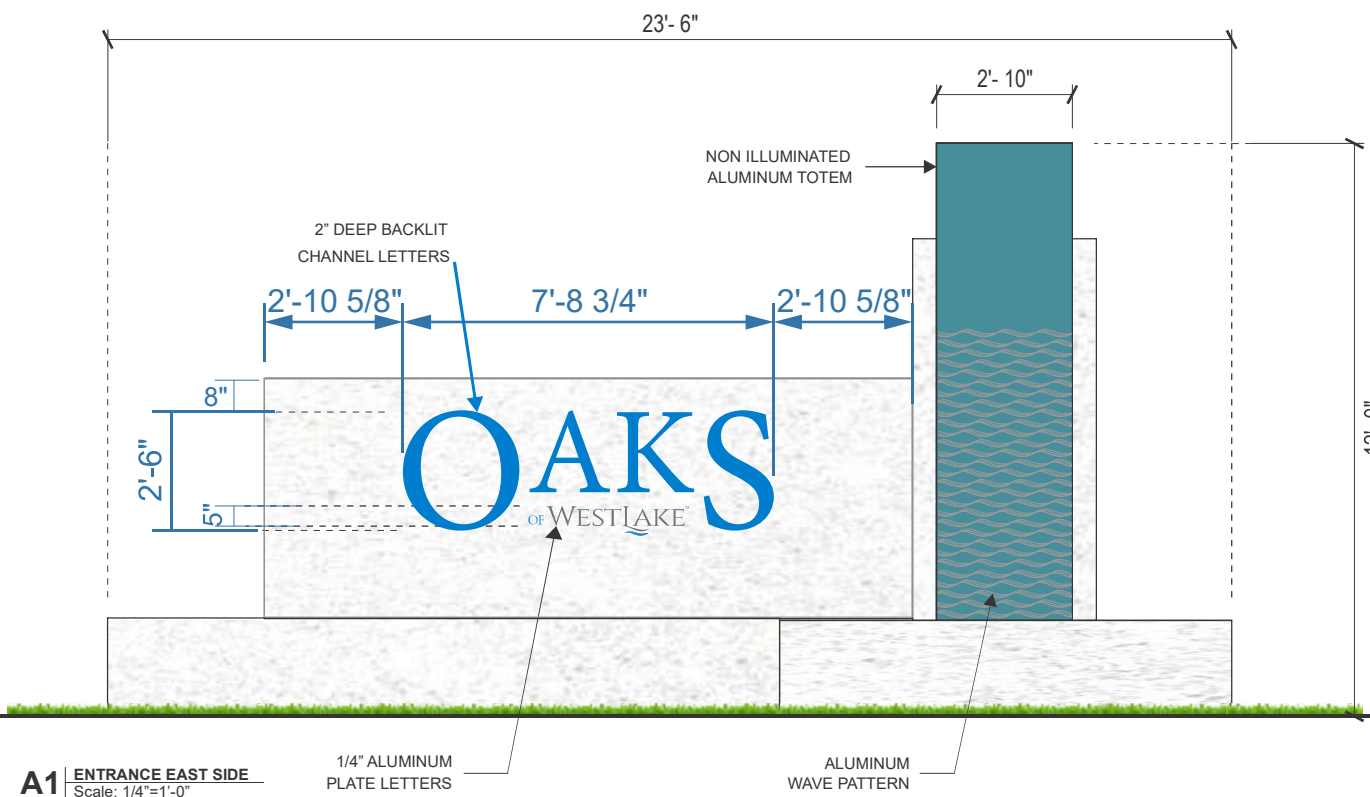
Header color: Blue, Grey

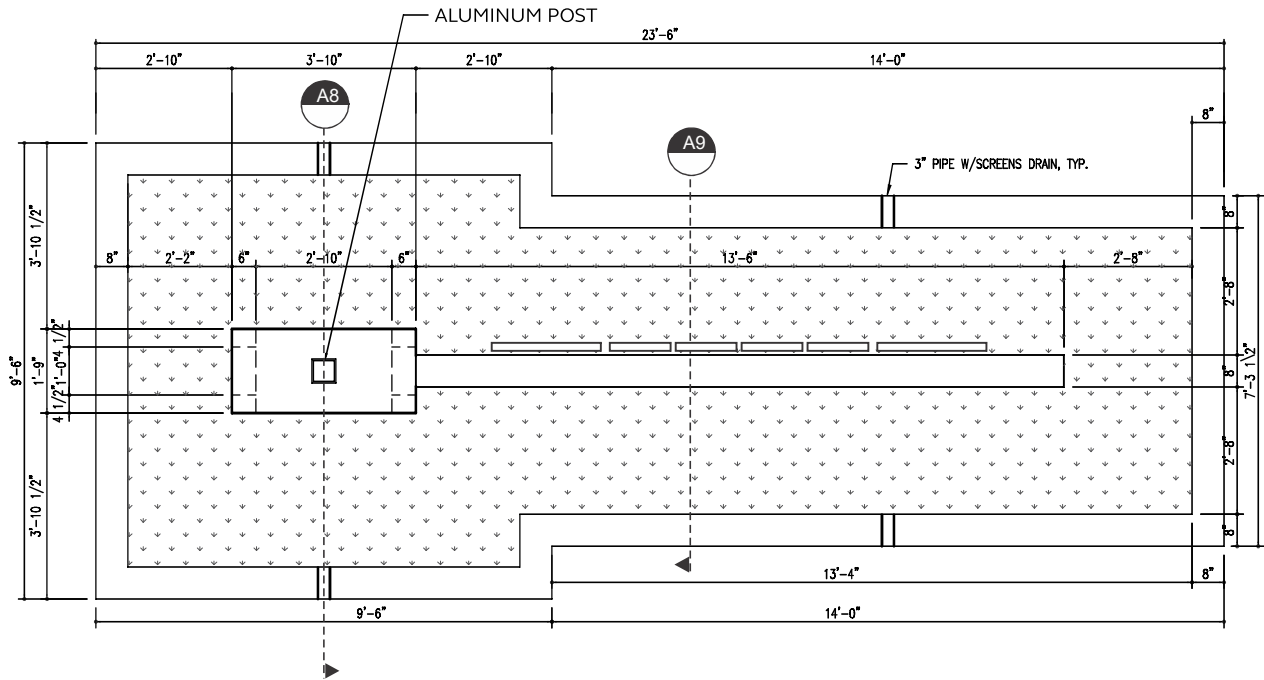
Totem: PMS 5483

Embellishments: Dryvit Terraneo

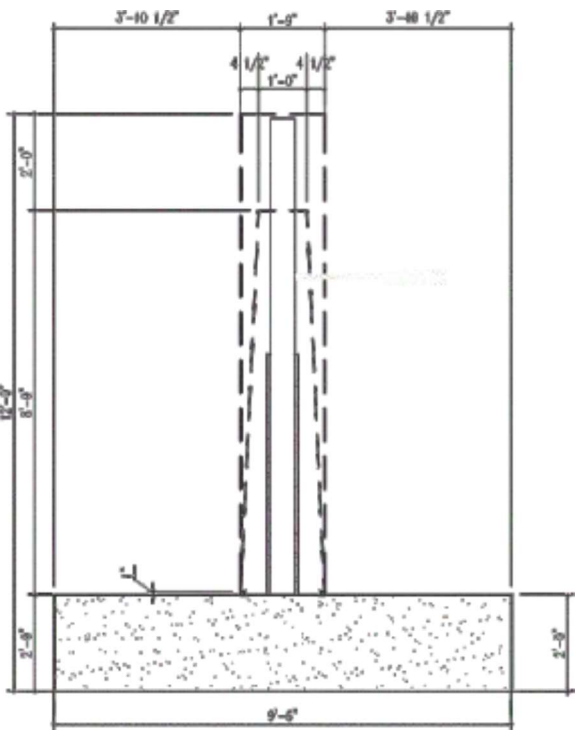
Allowed Sq. Sign Area Ft.:

Proposed Sq. Ft: 19.32

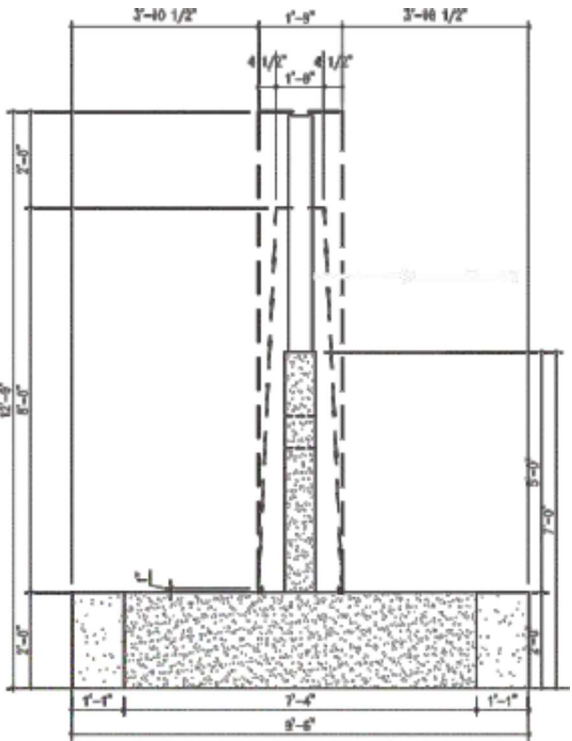




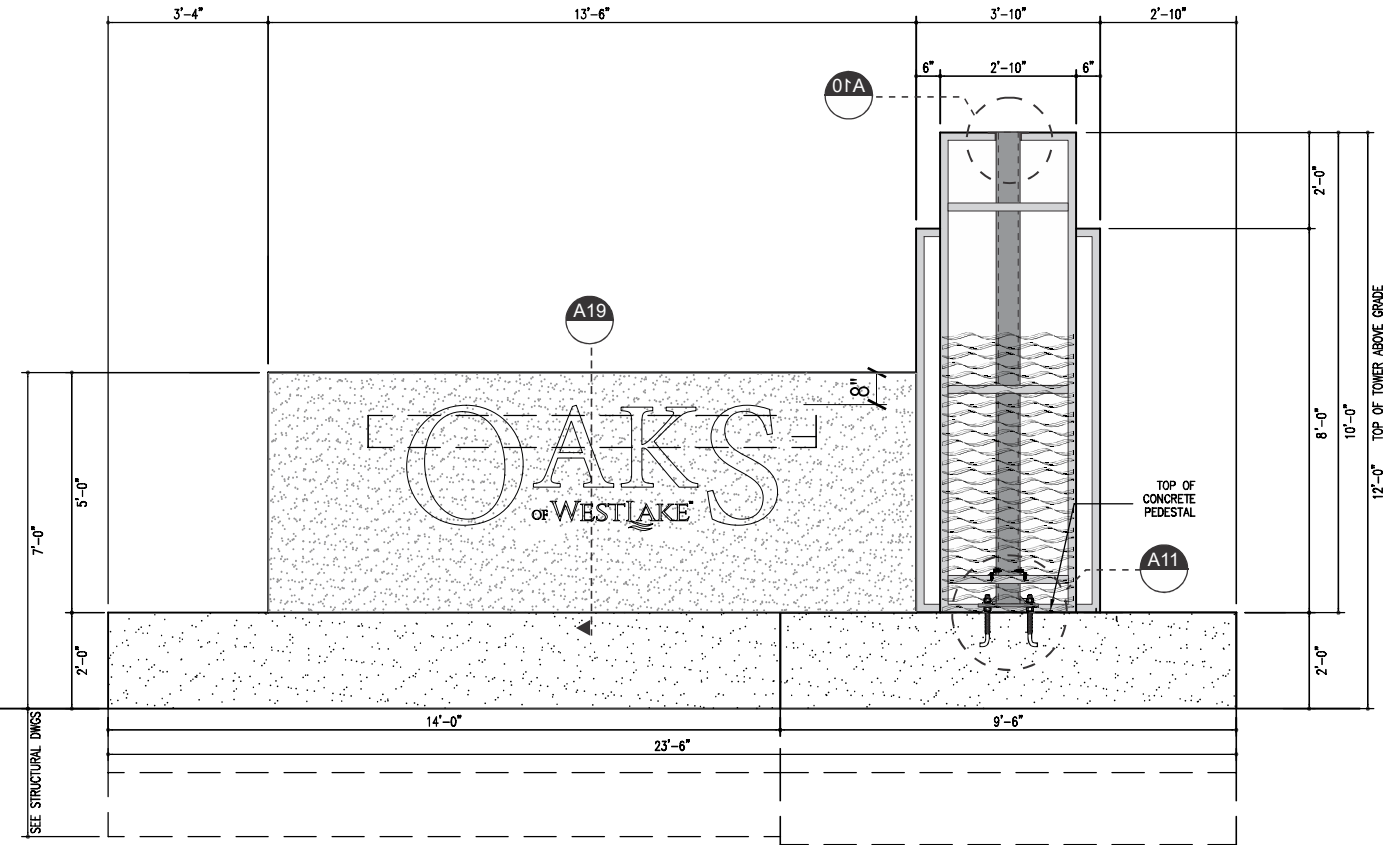
A4 TOP VIEW:
Scale: 1/4"=1'-0"



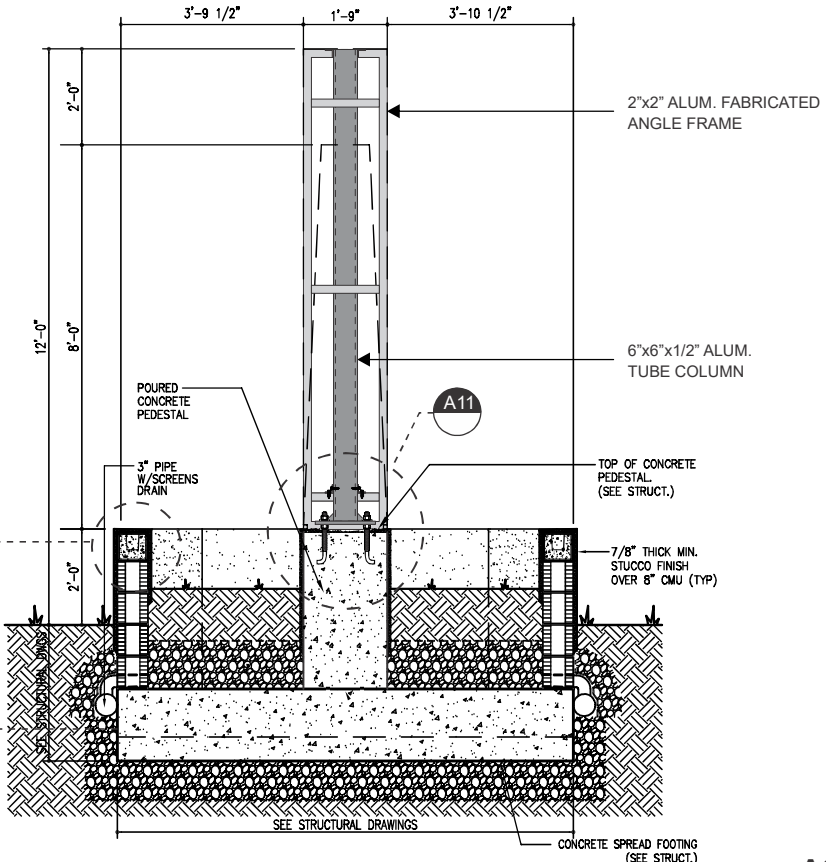
A6 SIDE VIEW: Tower Side
Scale: 1/4"=1'-0"



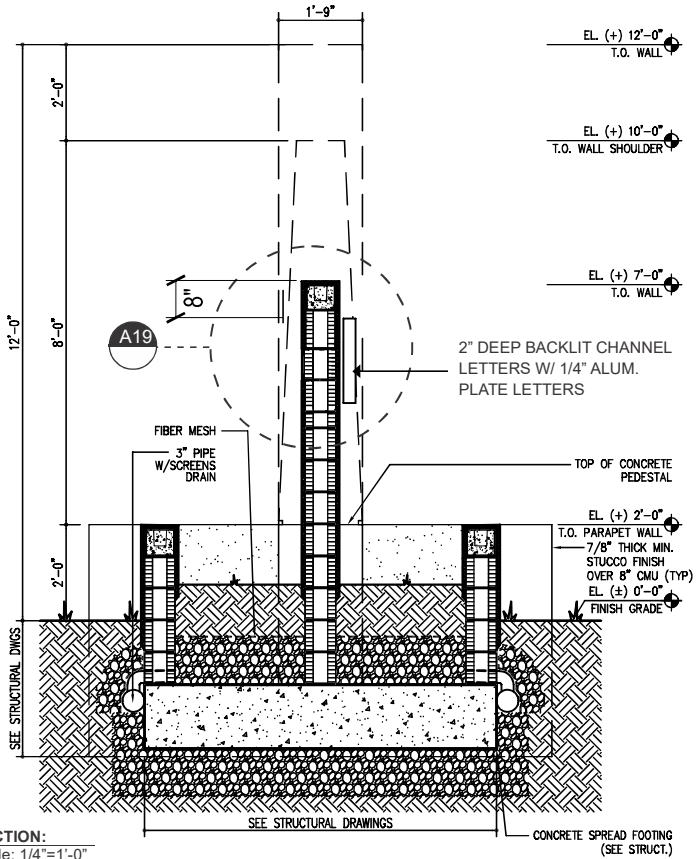
A7 SIDE VIEW: Planter Side
Scale: 1/4"=1'-0"



A5 Square footage: 32.44 sq. ft.
Scale: 1/4"=1'-0"



A8 SECTION:
Scale: 1/4"=1'-0"



A9 SECTION:
Scale: 1/4"=1'-0"

ART SIGN CO INC
835 NW 6TH AVE.
FT. LAUDERDALE, FL 33311
954.763.4410 | artsignfl.com

CLIENT: Woodland of Westlake
FILE: Westlake - Oaks - single sided monument EAST v1
ADDRESS: Westlake, FL 33308

REVISION V2:
REVISION V3:
REVISION V4:
REVISION V5:
REVISION V6:
REVISION V7:

CLIENT APPROVAL:
DATE: 11/01/2024
SALE REP: Tina
ARTIST: Carlos

Colors shown on drawing are for presentation purposes. All colors must be confirmed initialed by project manager before painting. Any party accepting this document does so in confidence and agrees that it should not be duplicated, in whole or in part, nor disclose to others without the written consent of Art Sign Company, Inc. Reference copy list for copy/graphic specific to each sign location. Contractor shall verify all conditions on site and notify any variation from what is shown on the drawings before proceeding with fabrication.

DESIGN LIVE LOAD:
LIVING: 40psf
ROOF: 30psfs
STAIRS: 100psf
CONCRETE:

CONCRETE DESIGN PER ACI.318.14

CONCRETE SHALL ATTAIN THE FOLLOWING STRENGTHS IN 28 DAYS.

FOUNDATIONS: 3,000 P.S.I.
SLAB & GRADE BEAMS: 3,000 P.S.I.
COLUMNS: 3,000 P.S.I.
BEAMS: 3,000 P.S.I.
STRUCTURAL SLABS: 3,000 P.S.I.

ALL CONCRETE WORK SHALL CONFORM TO "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS" (ACI.-318-14). REINFORCED CONCRETE SHALL BE DESIGNED PER ACI.-318-14

CONCRETE CLEAR COVER:

FOUNDATIONS: 3"
BEAMS: 1.50" TO STIRRUPS
COLUMNS: 2.50"
SLABS NOT EXPOSED TO THE WEATHER: 0.75"
SLABS EXPOSED TO THE WEATHER: 2.50"

REINFORCING STEEL:

ALL REINFORCING STEEL BARS SHALL CONFORM TO A.S.T.M. 615 SPECIFICATIONS AND SUPPLEMENTARY REQUIREMENTS #1, FOR DEFORMED BILLET STEEL WITH 60,000 P.S.I. MINIMUM YIELD STRENGTH. SHOP DRAWINGS SHALL BE PREPARED IN ACCORDANCE WITH LATEST A.C.I. STANDARDS PROVIDE DOWELS IN FOUNDATIONS TO MATCH REINFORCING ABOVE.

STRUCTURAL STEEL:

ALL STRUCTURAL STEEL SHALL CONFORM TO A.S.T.M.-36 AND SHALL BE FABRICATED AND ERECTED IN ACCORDANCE WITH A.I.S.C. 360-10 SPECIFICATIONS. ALL CONNECTIONS OF STEEL TO STEEL SHALL BE WELDED UNLESS OTHERWISE SPECIFIED. ERECTION BOLTS, AS REQUIRED, ARE TO BE THE ERECTOR'S RESPONSIBILITY. ALL STRUCTURAL STEEL SHALL HAVE ONE SHOP COAT OF RUST INHIBITIVE PAINT.

WELDING

ALL WELDING SHALL CONFORM TO SECTION 4 OF THE A.W.S. AND SECTION 1.23.6 OF "SPECIFICATION FOR THE FABRICATION AND ERECTION OF STRUCTURAL STEEL". WELDS SHALL HAVE ONE COAT OF RUST INHIBITIVE PAINT. ALL WELDING SHALL BE DONE BY A CERTIFIED WELDER. ALL WELDS SHALL BE INSPECTED AND CERTIFIED BY THE ERECTOR.

FORMWORK AND SHORING

FORM WORK, SHORING AND BRACING FOR ALL CONCRETE BEAMS, SLABS, COLUMNS WALLS, AND FOOTINGS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH ACI-347, "RECOMMEND PRACTICE FOR CONCRETE FORM WORK"

GENERAL

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO COMMENCING WITH CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY FIELD CONDITIONS WHICH MAY NOT BE IN ACCORDANCE WITH THE DESIGN CONDITIONS AND CRITERIA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE JOB SITE CONSTRUCTION SAFETY. REFER TO ARCHITECTURAL PLANS FOR FINISHED FLOOR ELEVATIONS, SLOPES, STEPS AND RECESS. REFER TO THE MECHANICAL AND MECHANICAL SLEEVES AND OPENINGS. THE ARCHITECT & ENGINEER SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCE OR PROCEDURE OR THE SAFETY PRECAUTIONS INCIDENT THERETO.

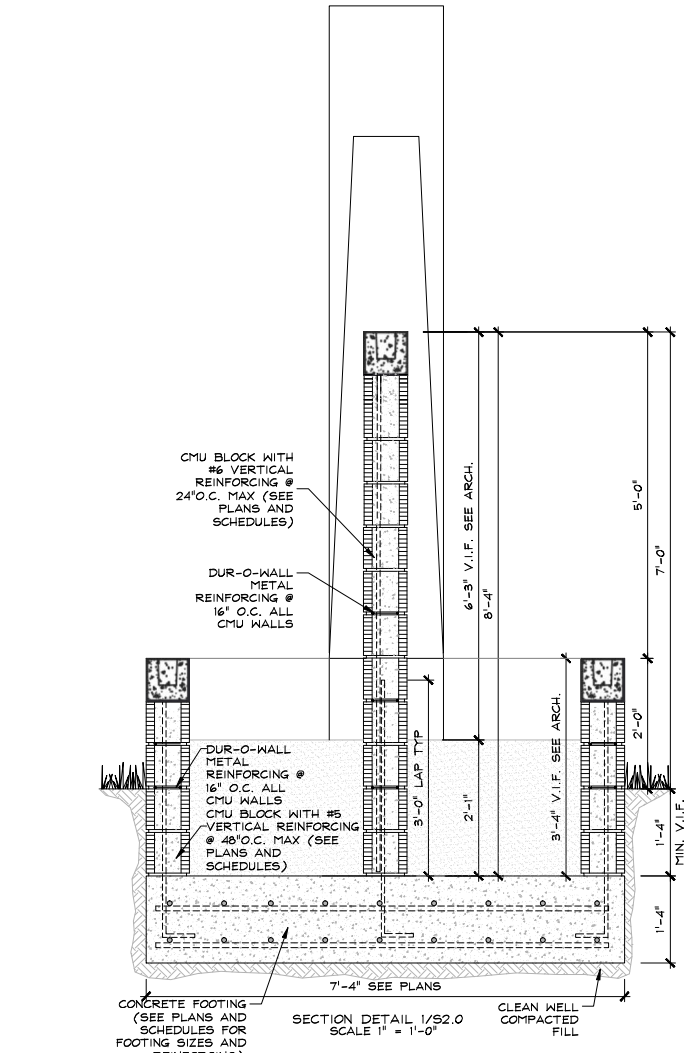
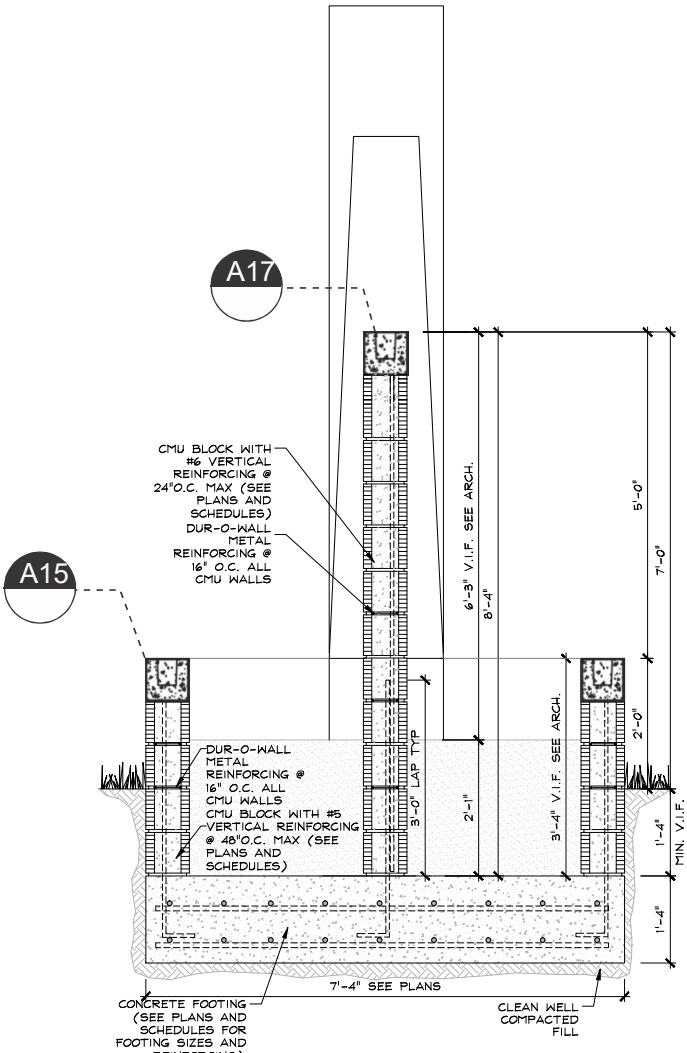
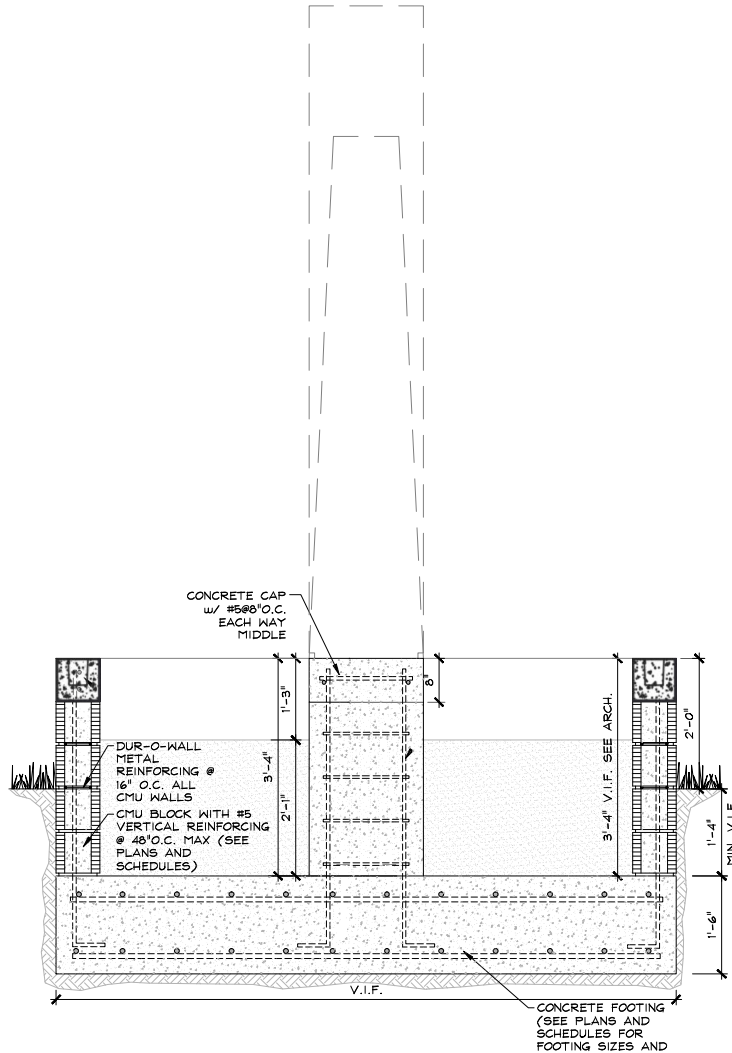
REINFORCING,.

MASONRY

- MASONRY BLOCK STRENGTH F'm=2000 P.S.I., MORTAR TYPE "M" OR "S"
- MASONRY ROUGH OPENINGS FOR WINDOWS AND DOORS WIDTHS HAVE BEEN ROUNDED UP TO THE NEAREST INCH. (SEE FLOOR PLAN)
- HORIZONTAL JOINT REINFORCEMENT SHALL BE PROVIDED AT EVERY SECOND COURSE (16" VERTICALLY AT MASONRY JOINTS) HORIZONTAL JOINT REINFORCEMENT SHALL BE STANDARD #9 LADDER TYPE FOR REINFORCED MASONRY AND SHALL EXTEND 4" INTO TIE COLUMN.
- THE OUTER BAR OF FOUNDATION STEEL SHALL BE CONTINUOUS AROUND ALL BUILDING CORNERS USING CORNER BARS. MINIMUM BAR LAP SHALL BE 40 BAR DIAMETER.
- BAR SPLICES SHALL BE A MINIMUM OF 48" TIMES BAR DIAMETER FOR ALL REINFORCED MASONRY WALL CONSTRUCTION.
- BLOCK MASON SHALL CONSULT WINDOW MANUFACTURERS' SPECIFICATIONS
- THE UNIT MASONRY AND REINFORCING IS DESIGNED IN ACCORDANCE WITH AIC 530/530.1-05, TMS 402-05, ACI530-II, ASCE-05 BUILDING CODE REQUIREMENTS. ALL THE MASONRY UNITS SHALL BE CONSTRUCTED IN ACCORDANCE WITH SPECIFICATIONS TMS602-05, ACI530.1-05, ASCE6-06.

FOUNDATIONS

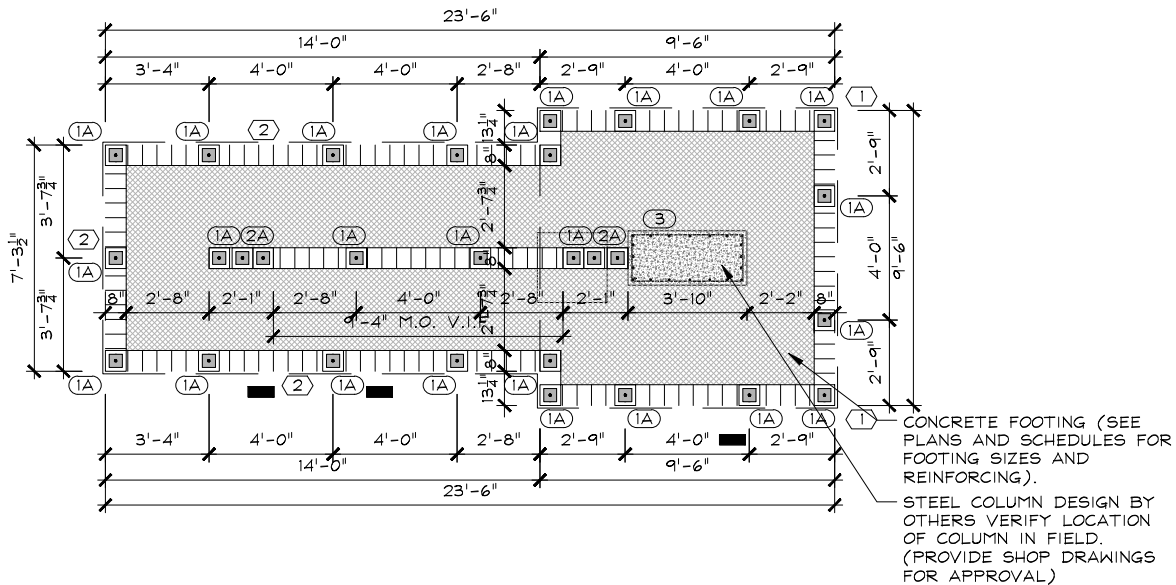
- THE OWNER SHALL RETAIN THE SERVICES OF AN INDEPENDENT GEOTECHNICAL ENGINEER TO VERIFY SUCCESSFUL COMPLETION OF SITE PREPARATION EFFORTS LOCATIONS FAILING TO MEET THE GEOTECHNICAL ENGINEERS REQUIREMENTS SHALL BE RECOMPACTED AND RETESTED AT THE CONTRACTOR'S EXPENSE, AND AS DIRECTED BY THE ENGINEER. WRITTEN CERTIFICATION THAT THE MINIMUM DESIGN BEARING CAPACITY, AND THAT THE COMPACTION REQUIREMENTS HAVE BEEN MET SHALL BE MADE BY THE GEOTECHNICAL ENGINEER.
- ALL FOOTINGS SHALL BEAR ON NATURAL SOIL PREPARED AS PER NOTES BELOW AND F.B.C.
- SOIL PREPARATION AND COMPACTION SHALL BE DONE AS FOLLOWS:
 - SOIL TEST SHALL DETERMINE HOW GROUND PREPARATION IS TO BE DONE. IF SOIL TEST WARRANTS EXTREME MEASURES DISREGARD A THROUGH G, USE SOIL TEST REPORT RECOMMENDATIONS BY GEOTECHNICAL ENGINEER.
 - STRIP ON FOOT OF EXISTING SOIL THREE (3) FEET PAST EXTERIOR BUILDING LINES. ALL DETERIOUS MATERIALS MUST BE COMPLETELY REMOVED.
 - COMPACT BOTTOM OF EXCAVATION WITH MEDIUM DUTY VIBRATOR ROLLER.
 - CHECK DENSITY OF 95% OF MODIFIED PROCTOR HAS BEEN REACHED FOR A DEPTH OF TWO (2) FEET BELOW COMPACT SURFACE BEFORE ADDING FILL.
 - AFTER EXISTING GROUND HAS REACHED MINIMUM DENSITY OF 95%, FILL SHALL BE PLACED IN SIX (6) INCH LIFTS AND COMPACTED TO ACHIEVE APPROVED DENSITY BEFORE NEXT LIFT IS ADDED.
 - FILL SHALL BE A-3 SAND FREE FROM DELETERIOUS MATERIAL AND WELL GRADED.
 - VERIFICATION OF TEST FOR MODIFIED PROCTOR IN ACCORDANCE WITH ASTM D-1557, AASHTO-180 SHALL BE FILED WITH BUILDING OFFICIAL.
- GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING LOCATIONS OF ALL CONCRETE FOOTINGS/PADS, LOAD BEARING WALLS, STEEL/ CONCRETE/ WOOD COLUMNS, WOOD HEADERS.



COLUMN SCHEDULE F' _c = 3,000 PSI				
MARK	SIZE	TIES	REINFORCING	REMARKS
(1A)	8"x8"		1#5 VERT.	FILLED CELLS
(1B)	8"x8"		1#7 VERT.	FILLED CELLS
(2A)	8"x12"		2#5 VERT.	BLOCK COLUMN
(2B)	8"x16"		2#7 VERT.	FILLED CELLS
(3)	21"x46"	#3@ 8 "O.C.	14#5 VERT.	CONCRETE COLUMN

FOOTING SCHEDULE F' _c = 3,000 PSI				
ADD 30"x30" CORNER BAR @ EA. OUTSIDE CORNER OF CONT. FOOTING, USE BAR DIAMETER SHOWN IN SCHEDULE BELOW				
MARK	SIZE	TYPE	REINFORCING	REMARKS
(1)	114"x114"x18	PAD	11#6 EACH WAY TOP & BOT.	SEE DETAIL
(2)	88"x16"	PAD	#5@8 "O.C. EACH WAY TOP & BOT.	SEE DETAIL
(3)	54"x54"x18"	PAD	6#5 EACH WAY TOP & BOT.	

PROVIDE MIN. SOIL BEARING CAPACITY 2,500 PSF. (TYP)



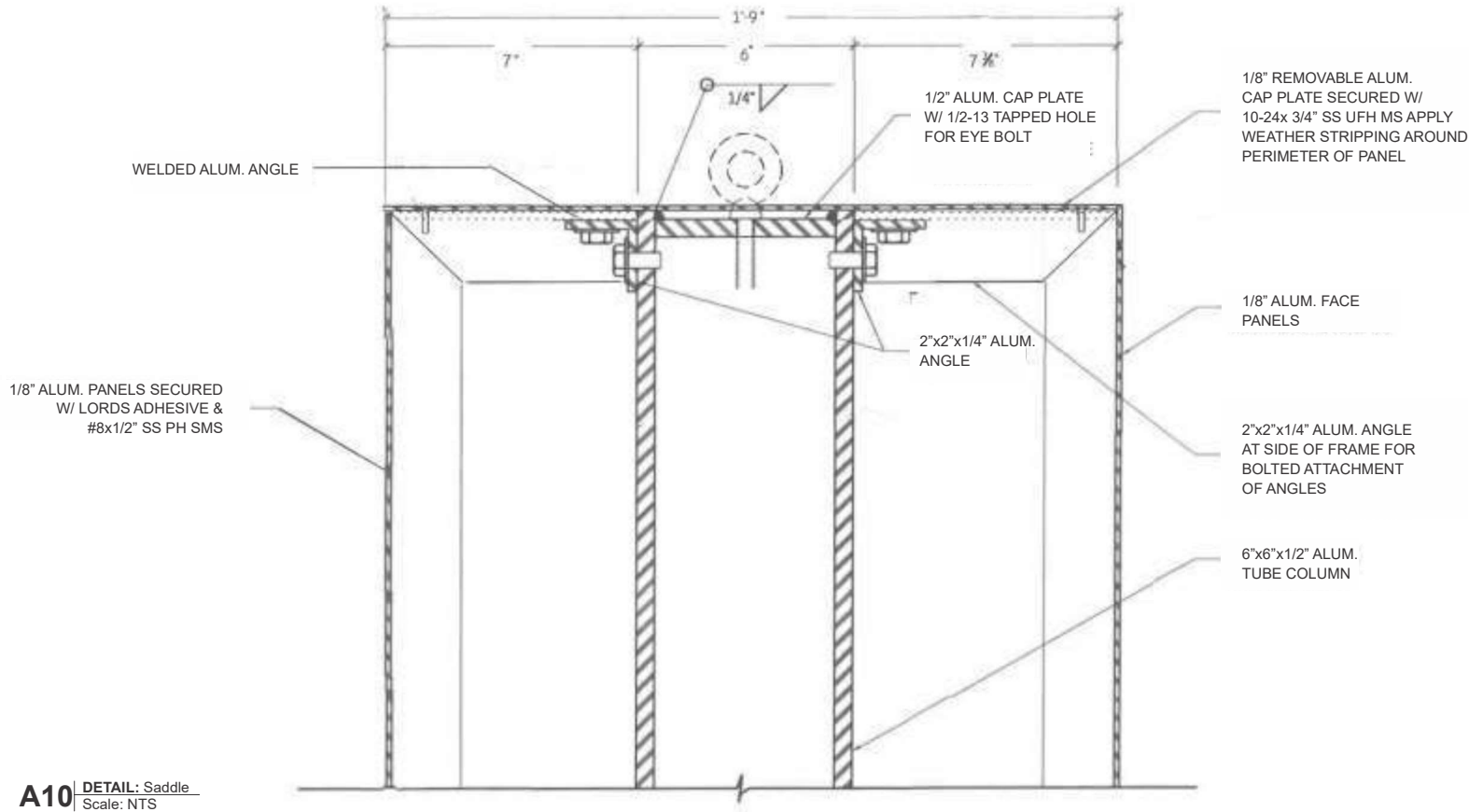
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SIGN CO INC

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954.763.4410 | artsignfl.com

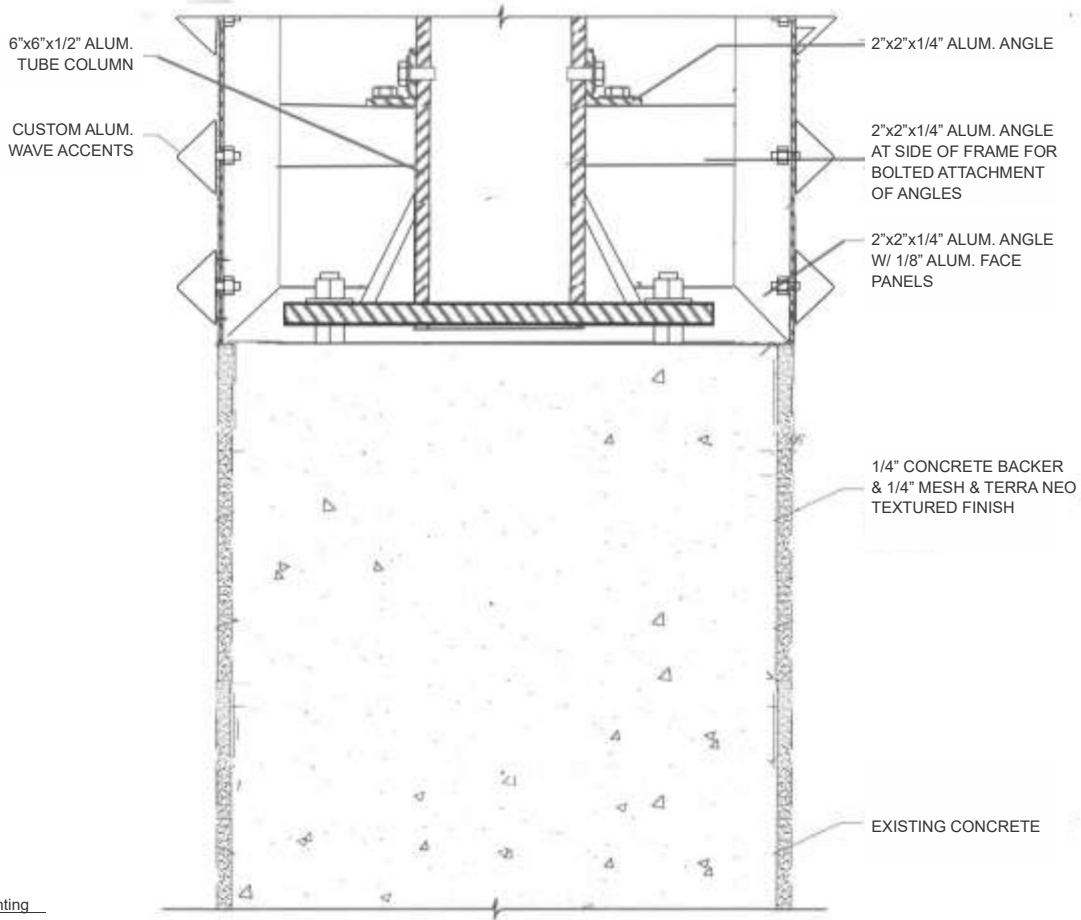
CLIENT: Woodland of Westlake
FILE: Westlake - Oaks - single sided monument EAST v1
ADDRESS: Westlake, FL 33308

REVISION V2:
REVISION V3:
REVISION V4:
REVISION V5:
REVISION V6:
REVISION V7:

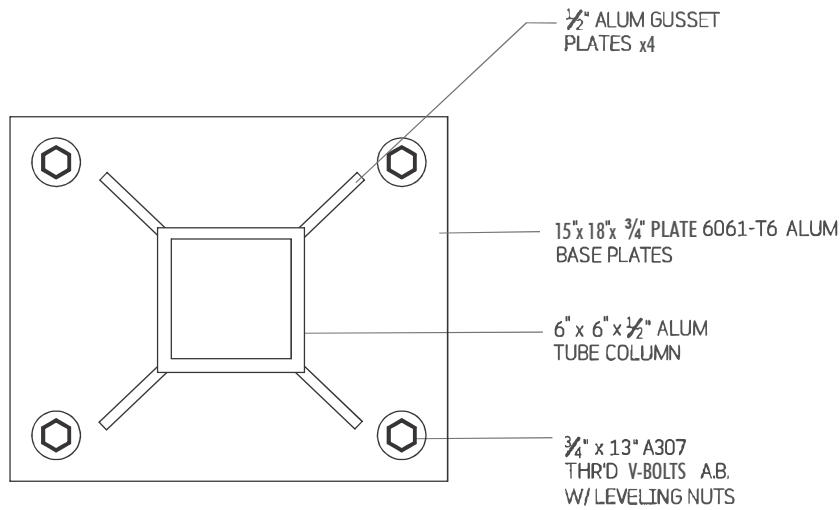
CLIENT APPROVAL:
DATE: 11/01/2024
SALE REP: Tina
ARTIST: Carlos



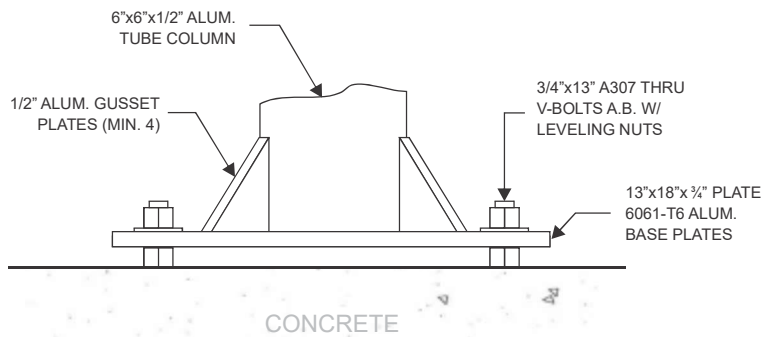
A10 | **DETAIL: Saddle**
Scale: NTS



A11 | **DETAIL: Post Mounting**
Scale: NTS



A12 | **DETAIL: Aluminum Plate**
Scale: NTS



A13 | **DETAIL: Aluminum Plate**
Scale: NTS

Broward & North Freestanding

1. Design, fabrication and construction to the following codes and specifications:

- A. The Florida Building Code (2020) 7th edition
- B. American Welding Society AWS D1.1-04 & D1.2
- C. American Concrete Institute building code requirements for structural concrete ACI 318-11

2. Structural Steel requirements:

- A. Plates, rolled shapes and bars shall be ASTM A36, or equal
- B. Standard pipe shall be ASTM A53, Grade B or equal (Fy=35 KSI)
- C. Structural tubing shall be ASTM A500, Grade B or equal (Fy=46 KSI)
- D. All bolted connections shall be made with ASTM A307 bolt or equal
- E. All anchors bolts shall be ASTM A307 or equal (flat washers at nut)
- F. All welds shall be made with E70XX electrodes or equal
- G. Structural steel shall be shop prime coated with a rust inhibitive primer

- 3. All field welds shall comply with AWS code by a AWS certified welder
- 4. NEC 2017 compliant.
- 5. All concrete shall have a minimum compressive strength at 28 days/ 3000 PSI
- 6. Grout shall be non-metallic and non-shrink with a minimum comprehensive strength of 5000 PSI at one day
- 7. All reinforced steel shall have a minimum yield strength of 60,000 PSI and shall conform to ASTM A615
All reinforcement steel shall be installed in accordance with ACI 318-11
with a minimum concrete cover of 3 inches
- 8. H.V.H.Z., section 1620 F.B.C., ASCE 7-16 170 MPH, exposure C, Category 2, Chapter 16.
- 9. All ferrous to non ferrous surfaces shall be separated by 3M #355 polyester clear tape or equal

ART
SIGN CO INC

835 NW 6TH AVE.
FT. LAUDERDALE, FL 33311
954.763.4410 | artsignfl.com

CLIENT: Woodland of Westlake
FILE: Westlake - Oaks - single sided monument EAST v1
ADDRESS: Westlake, FL 33308

REVISION V2:
REVISION V3:
REVISION V4:
REVISION V5:
REVISION V6:
REVISION V7:

CLIENT APPROVAL:

DATE: 11/01/2024

SALE REP: Tina

ARTIST: Carlos

Broward & North Freestanding

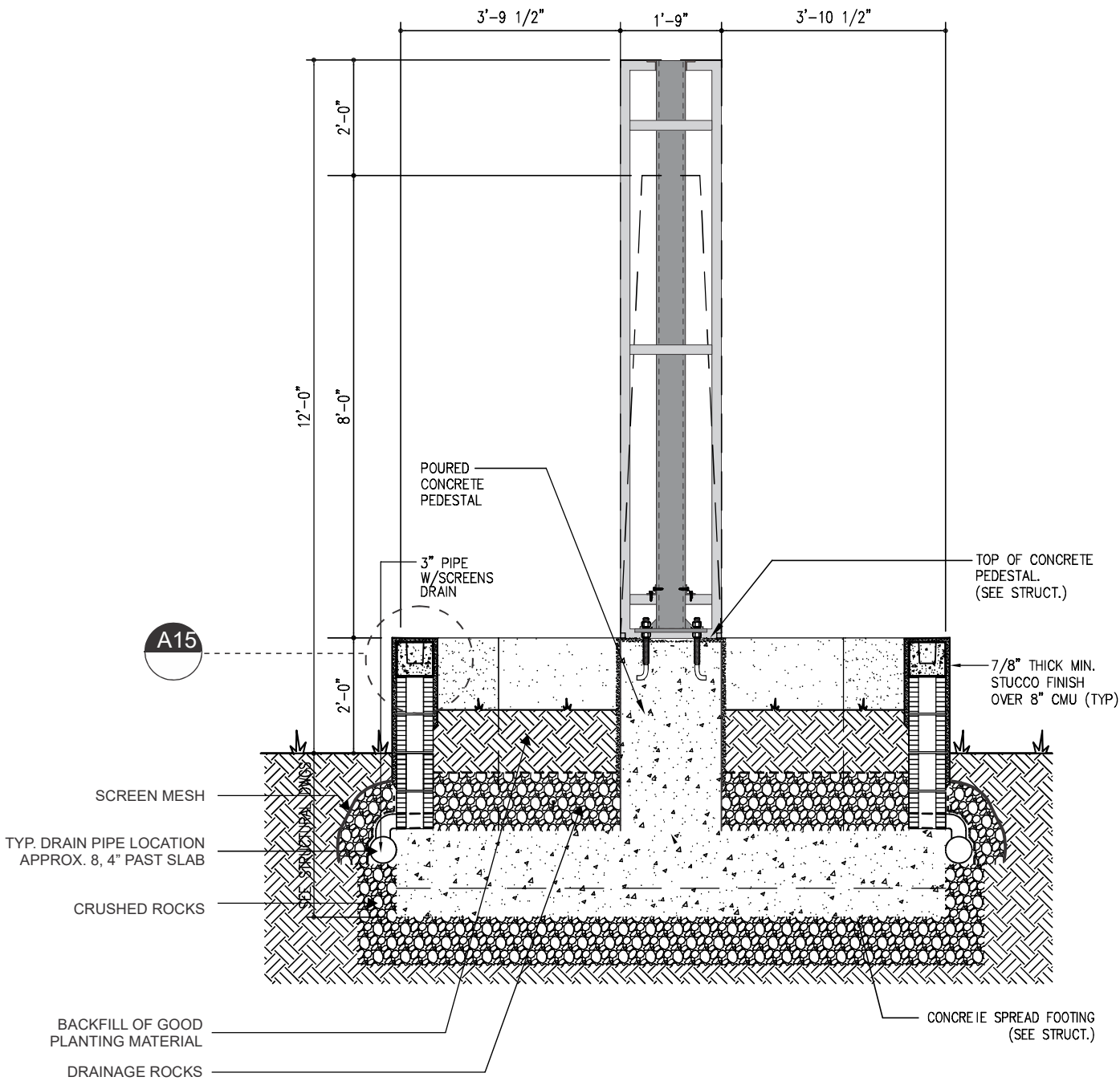
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2. Structural Steel requirements:

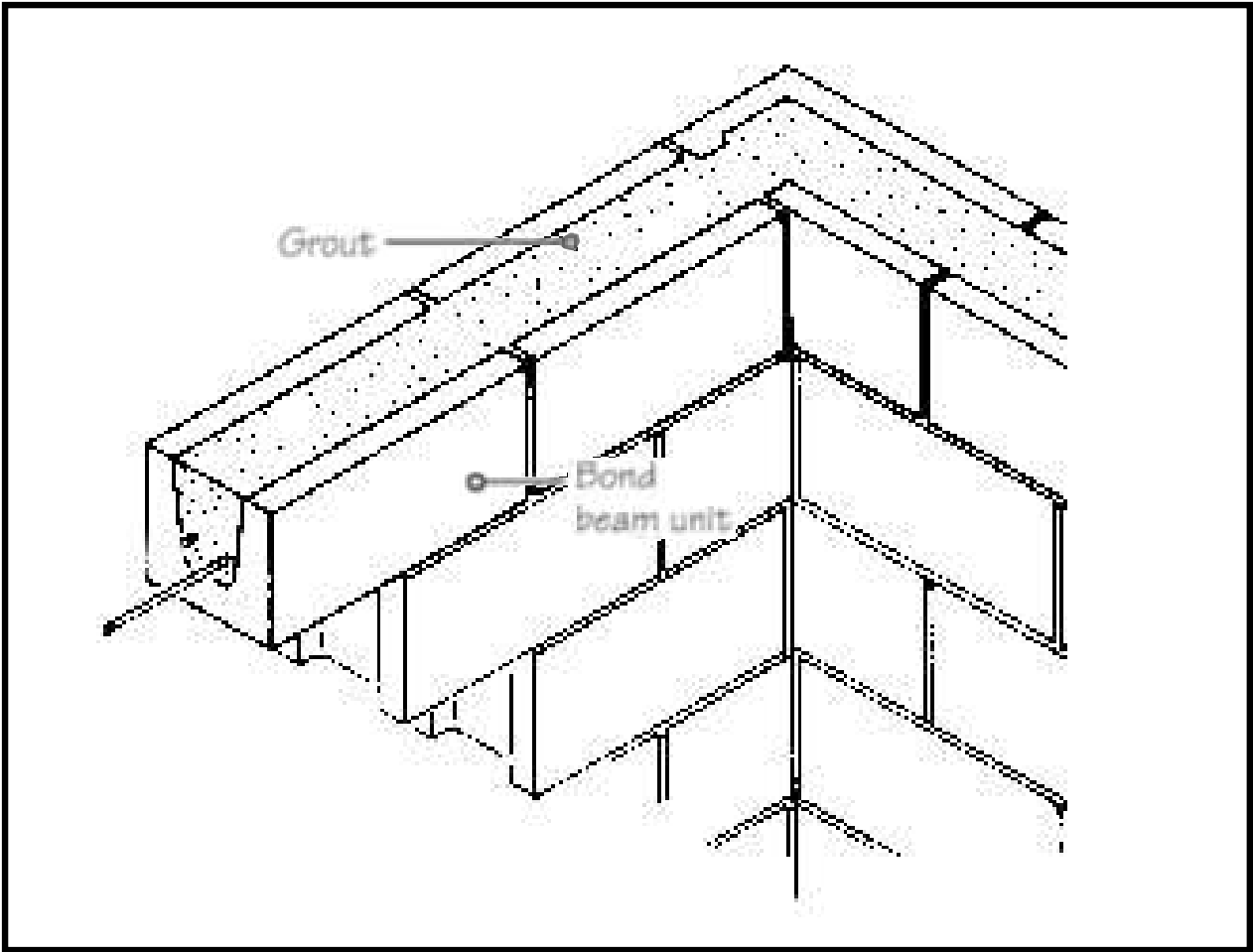
- A. Plates, rolled shapes and bars shall be ASTM A36, or equal
- B. Standard pipe shall be ASTM A53, Grade B or equal (Fy=35 KSI)
- C. Structural tubing shall be ASTM A500, Grade B or equal (Fy=46 KSI)
- D. All bolted connections shall be made with ASTM A307 bolt or equal
- E. All anchors bolts shall be ASTM A307 or equal (flat washers at nut)
- F. All welds shall be made with E70XX electrodes or equal
- G. Structural steel shall be shop prime coated with a rust inhibitive primer

- 3. All field welds shall comply with AWS code by a AWS certified welder
- 4. NEC 2017 compliant.
- 5. All concrete shall have a minimum compressive strength at 28 days/ 3000 PSI
- 6. Grout shall be non-metallic and non-shrink with a minimum comprehensive strength of 5000 PSI at one day
- 7. All reinforced steel shall have a minimum yield strength of 60,000 PSI and shall conform to ASTM A615 with a minimum concrete cover of 3 inches
- 8. H.V.H.Z., section 1620 F.B.C., ASCE 7-16 170 MPH, exposure C, Category 2, Chapter 16.
- 9. All ferrous to non ferrous surfaces shall be separated by 3M #355 polyester clear tape or equal



A14 SECTION:
Scale: 3/8"=1'-0"

A15 DETAIL:
Scale: 1/4"=1'-0"



4'- 0" WALLS ONE COURSE WITH #5 TIED DOWN BARS

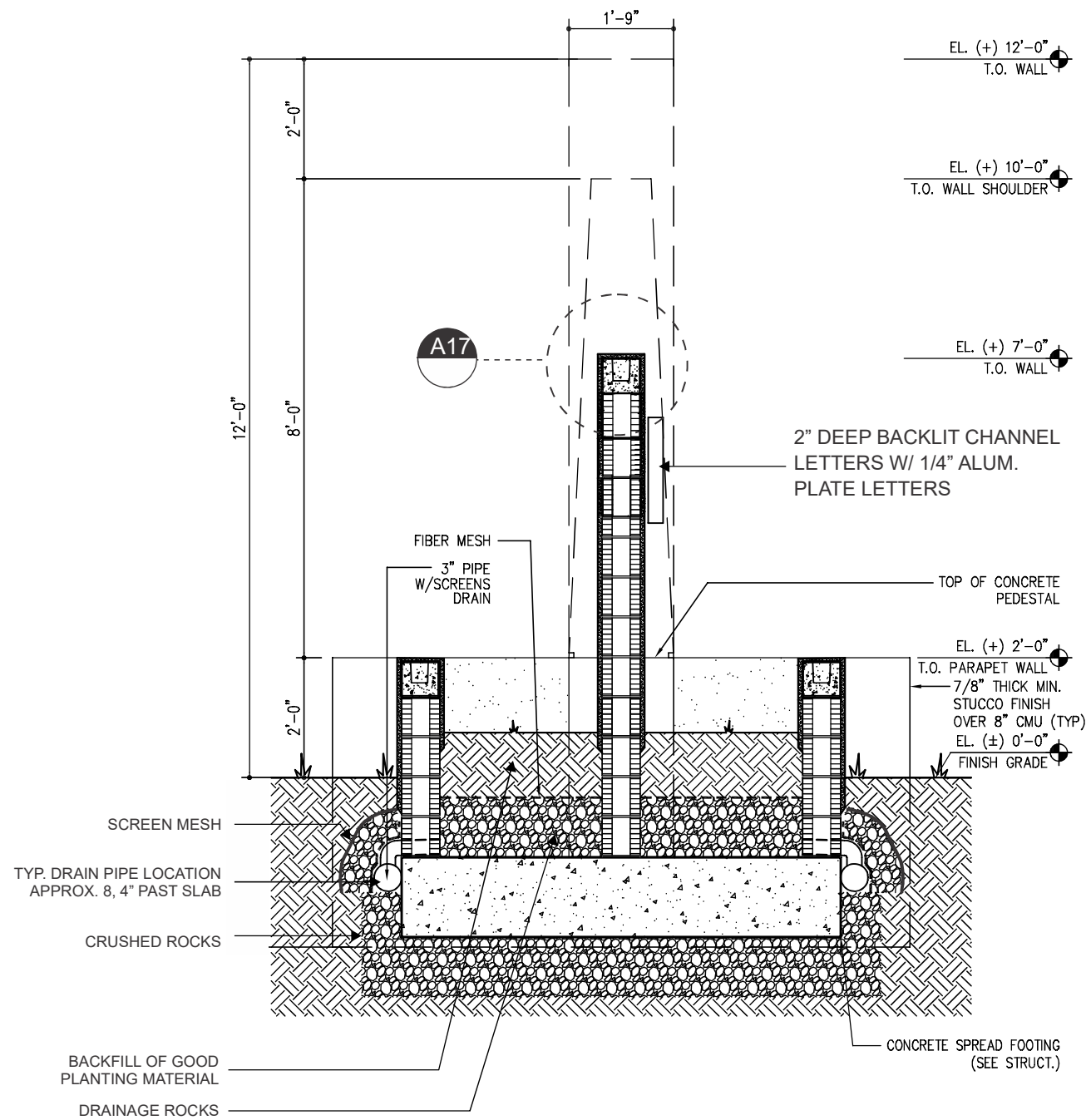
ART
SIGN CO INC

835 NW 6TH AVE.
FT. LAUDERDALE, FL 33311
954.763.4410 | artsignfl.com

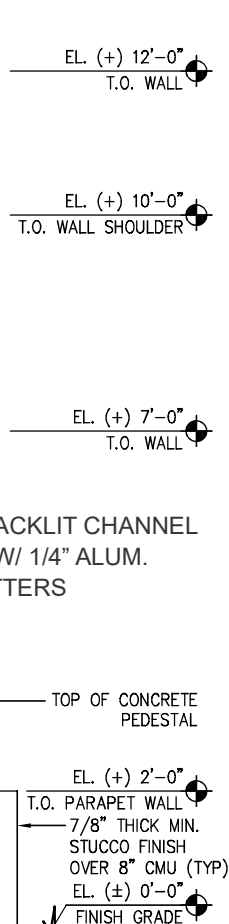
CLIENT: Woodland of Westlake
FILE: Westlake - Oaks - single sided monument EAST v1
ADDRESS: Westlake, FL 33308

REVISION V2:
REVISION V3:
REVISION V4:
REVISION V5:
REVISION V6:
REVISION V7:

CLIENT APPROVAL:
DATE: 11/01/2024 **SALE REP:** Tina **ARTIST:** Carlos



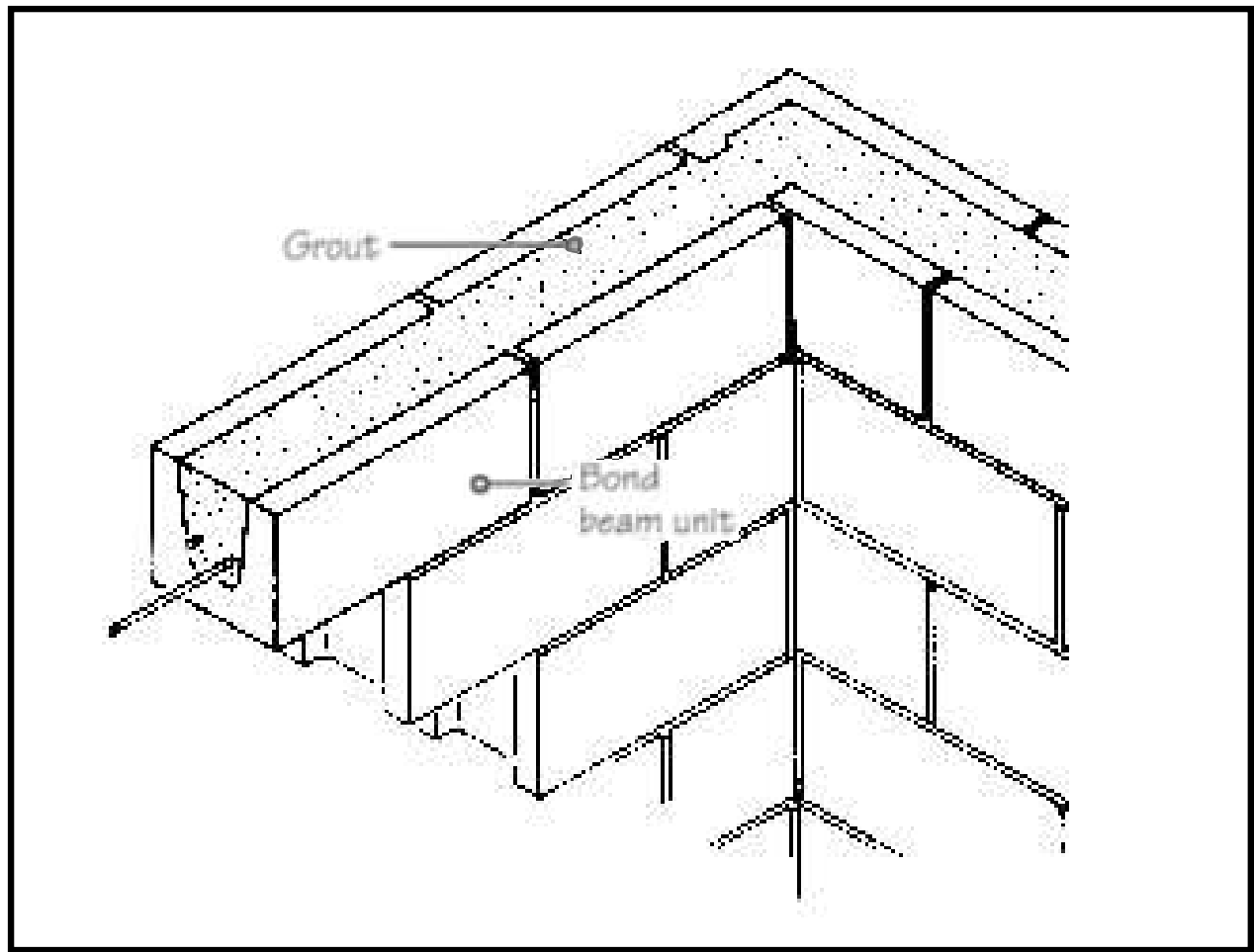
A16 | SECTION:
Scale: 3/8"=1'-0"



A17 | DETAIL:
Scale: 1/4"=1'-0"

Broward & North Freestanding

1. Design, fabrication and construction to the following codes and specifications:
- A. The Florida Building Code (2020) 7th edition
B. American Welding Society AWS D1.1-04 & D1.2
C. American Concrete Institute building code requirements for structural concrete ACI 318-11
2. Structural Steel requirements:
- A. Plates, rolled shapes and bars shall be ASTM A36, or equal
B. Standard pipe shall be ASTM A53, Grade B or equal (Fy=35 KSI)
C. Structural tubing shall be ASTM A500, Grade B or equal (Fy=46 KSI)
D. All bolted connections shall be made with ASTM A307 bolt or equal
E. All anchors bolts shall be ASTM A307 or equal (flat washers at nut)
F. All welds shall be made with E70XX electrodes or equal
G. Structural steel shall be shop prime coated with a rust inhibitive primer
3. All field welds shall comply with AWS code by a AWS certified welder
4. NEC 2017 compliant.
5. All concrete shall have a minimum compressive strength at 28 days/ 3000 PSI
6. Grout shall be non-metallic and non-shrink with a minimum comprehensive strength of 5000 PSI at one day
7. All reinforced steel shall have a minimum yield strength of 60,000 PSI and shall conform to ASTM A615
All reinforcement steel shall be installed in accordance with ACI 318-11
with a minimum concrete cover of 3 inches
8. H.V.H.Z., section 1620 F.B.C., ASCE 7-16 170 MPH, exposure C, Category 2, Chapter 16.
9. All ferrous to non ferrous surfaces shall be separated by 3M #355 polyester clear tape or equal



4'- 0" WALLS ONE COURSE WITH #5 TIED DOWN BARS

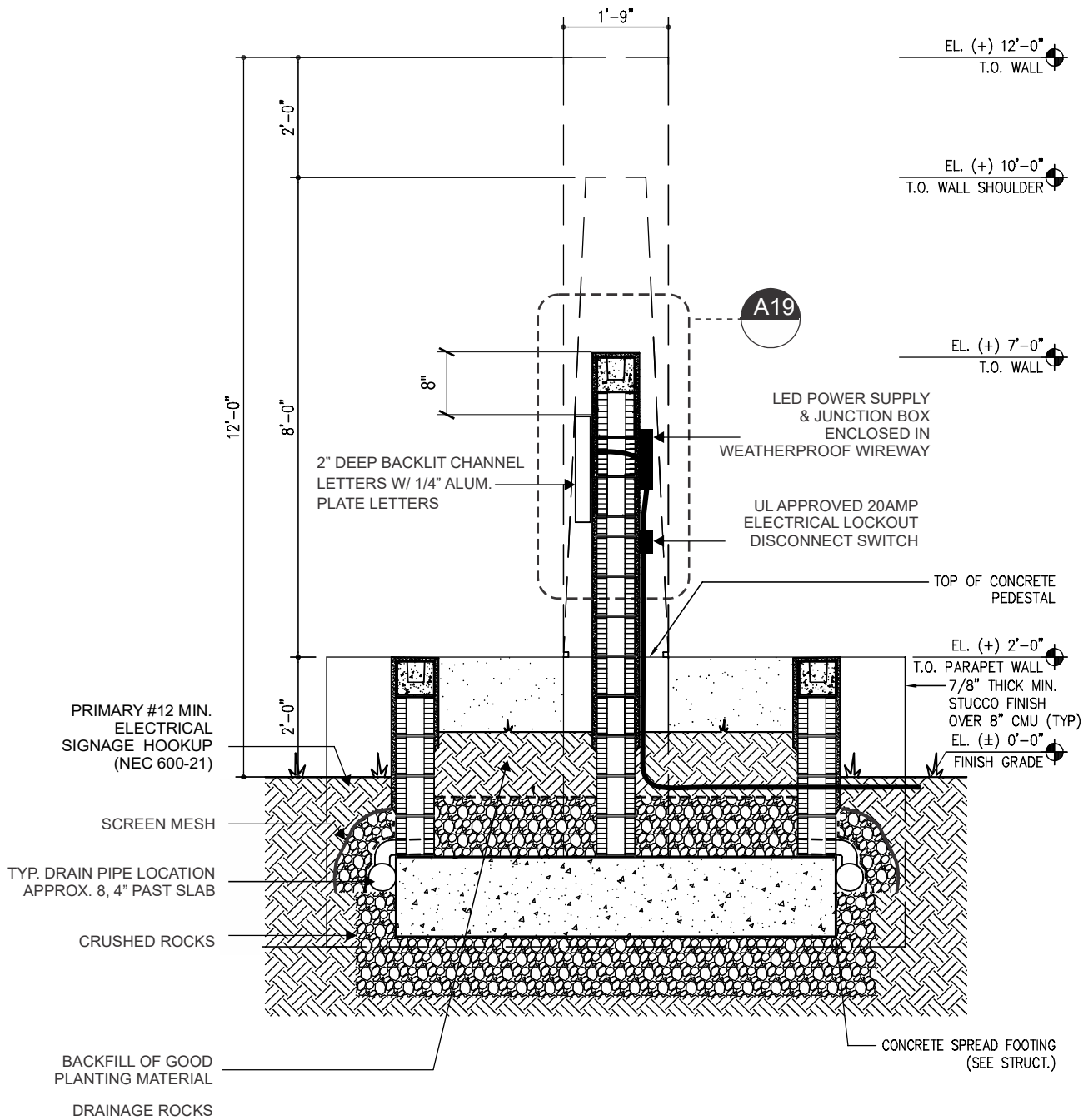
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REVISION V5:
REVISION V6:
REVISION V7:

CLIENT APPROVAL:
DATE: 11/01/2024 SALE REP: Tina ARTIST: Carlos



ELECTRICAL SPECIFICATIONS:

All electrical components are UL Listed.
Signage grounding and bonding as per NEC 250.
Primary wiring #12 THHN as per NEC 600.
Minimum 20 Amp. disconnect switch per NEC 600.6
Minimum 1/2" conduit, Astronomical Time Clock per FEC.

CIRCUITS REQUIREMENTS

OF CIRCUITS REQUIRE ____ TOTAL AMPS ____

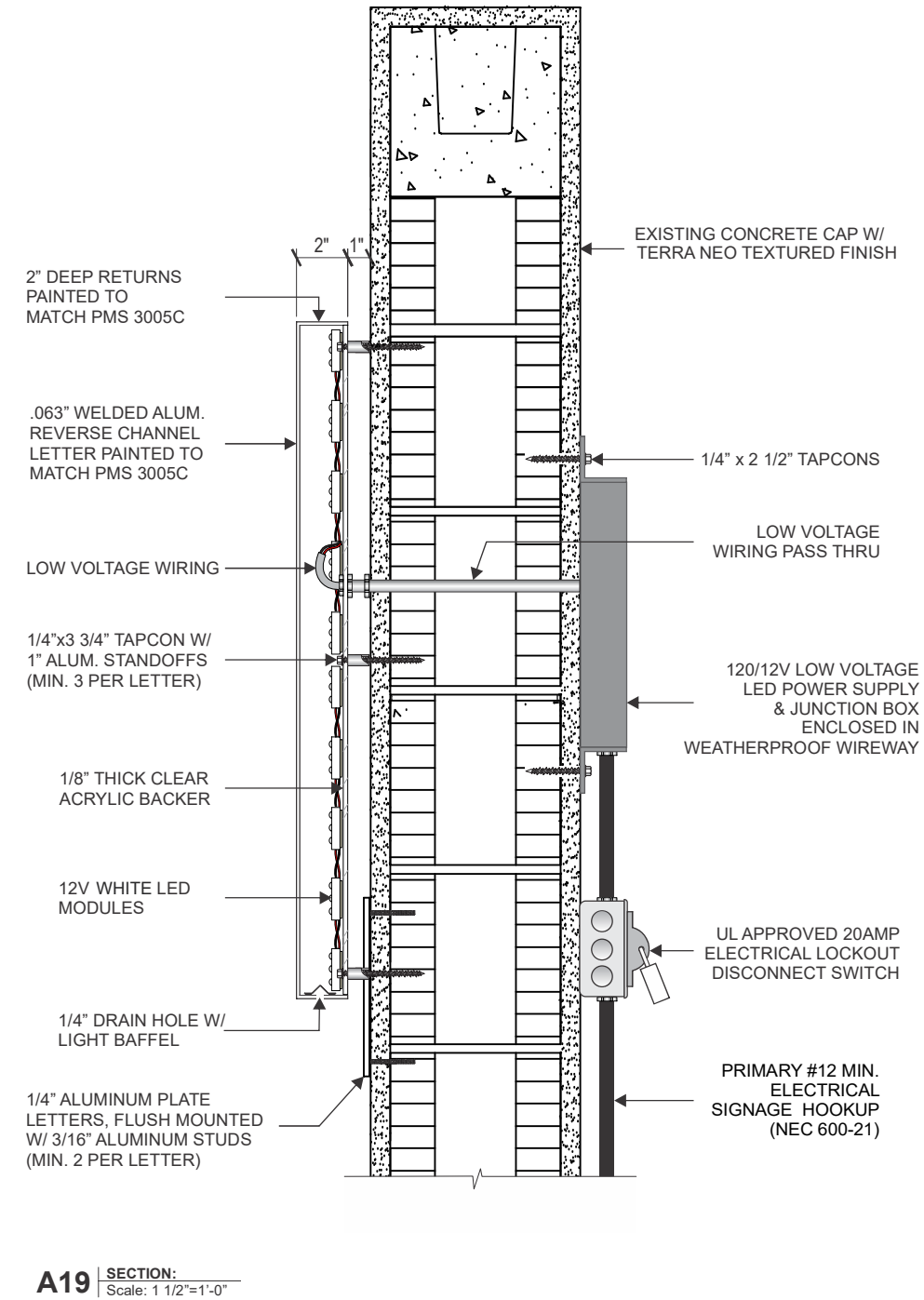
OF 20 APMS DISCONNECT SWITCHES ____

BREAKER # ____ PANEL ____

QTY	SOURCE	SIZE	AMPS	TOTAL

Broward & North Freestanding

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 - B. Standard pipe shall be ASTM A53, Grade B or equal (Fy=35 KSI)
 - C. Structural tubing shall be ASTM A500, Grade B or equal (Fy=46 KSI)
 - D. All bolted connections shall be made with ASTM A307 bolt or equal
 - E. All anchors bolts shall be ASTM A307 or equal (flat washers at nut)
 - F. All welds shall be made with E70XX electrodes or equal
 - G. Structural steel shall be shop prime coated with a rust inhibitive primer
3. All field welds shall comply with AWS code by a AWS certified welder
4. NEC 2017 compliant.
5. All concrete shall have a minimum compressive strength at 28 days/ 3000 PSI
6. Grout shall be non-metallic and non-shrink with a minimum comprehensive strength of 5000 PSI at one day
7. All reinforced steel shall have a minimum yield strength of 60,000 PSI and shall conform to ASTM A615
- All reinforcement steel shall be installed in accordance with ACI 318-11 with a minimum concrete cover of 3 inches
8. H.V.H.Z., section 1620 F.B.C., ASCE 7-16 170 MPH, exposure C, Category 2, Chapter 16.
9. All ferrous to non ferrous surfaces shall be separated by 3M #355 polyester clear tape or equal



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ADDRESS: Westlake, FL 33308

REVISION V2:

REVISION V3:

REVISION V4:

REVISION V5:

REVISION V6:

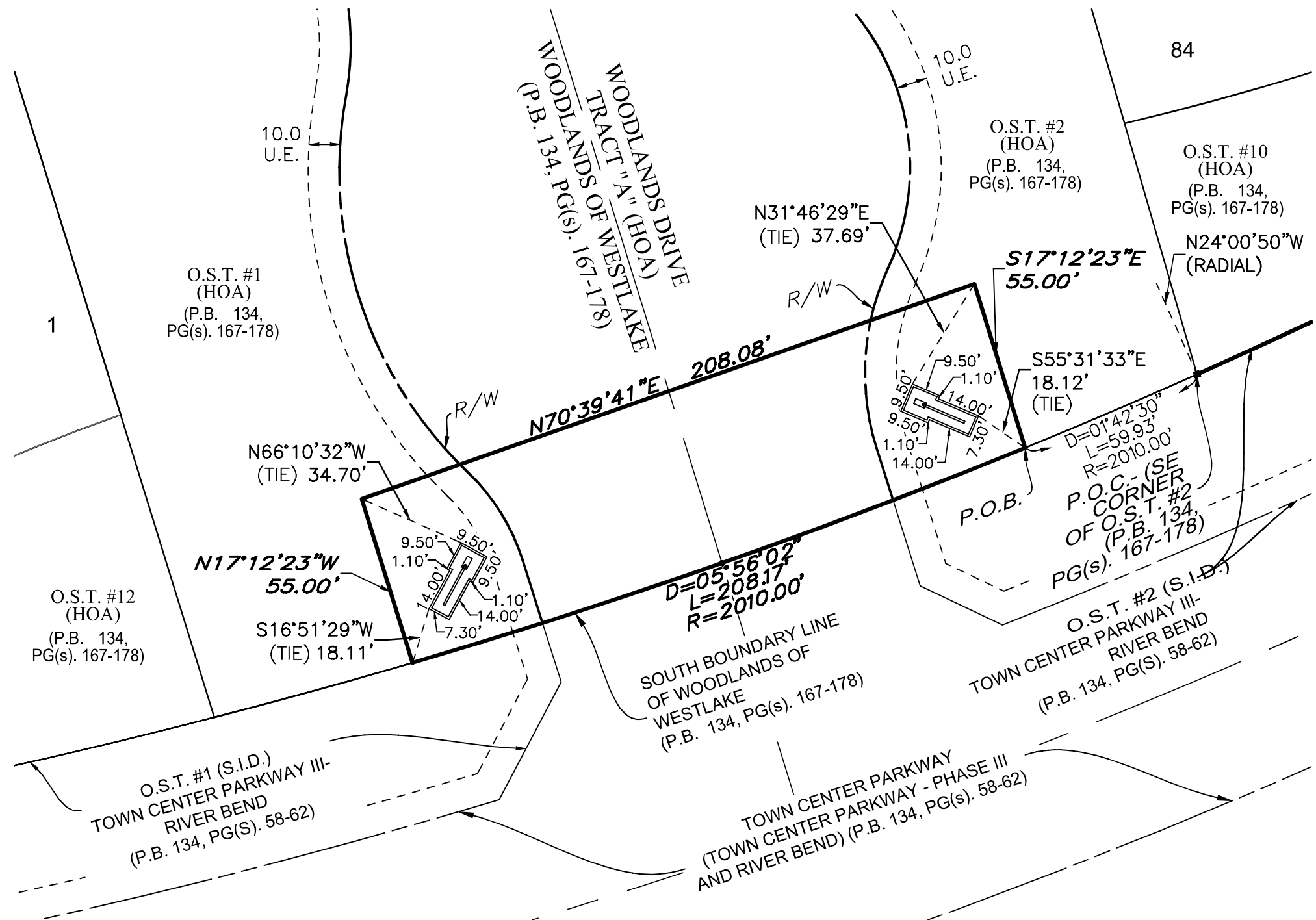
REVISION V7:

CLIENT APPROVAL:

DATE: 11/01/2024

SALE REP: Tina

ARTIST: Carlos



Scale: 1/32" = 1' - 0"

ART
SIGN CO INC

835 NW 6TH AVE.
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954.763.4410 | artsignfl.com

CLIENT: Woodland of Westlake
FILE: Westlake - Oaks - single sided monument EAST v1
ADDRESS: Westlake, FL 33308

REVISION V2:
REVISION V3:
REVISION V4:
REVISION V5:
REVISION V6:
REVISION V7:

CLIENT APPROVAL:
DATE: 11/01/2024 **SALE REP:** Tina **ARTIST:** Carlos

TECHNICAL MEMORANDUM (Attachment D)

TO: Nilsa Zacarias — Chen Moore & Associates, City of Westlake Planning Consultant
CC: Osniel Leon, AICP — City of Westlake Planning Department
FROM: Donaldson E. Hearing, ASLA
Cotleur & Hearing
DATE: August 6, 2026
RE: Silver Lake at Westlake — Master Sign Plan Amendment (MSP-2026-01)
Design Framework, Sign Code Intent, and Consistency Analysis for the Main Entry Monument Sign
BASIS: Follow-up to Conference Call of July 23, 2026 between Cotleur & Hearing (Don Hearing, Donna Cesaro)
and Chen Moore & Associates / City of Westlake (Nilsa Zacarias, Osniel Leon)

1. Purpose of This Memorandum

This memorandum follows the July 23, 2026 conference call between our offices regarding the Silver Lake Master Sign Plan Amendment (MSP-2026-01). On that call, Nilsa Zacarias identified a productive analytic framework — describing the proposed Silver Lake main entry composition as a “deconstruction and evolution” of the standard Residential Pod Entry Monument Sign depicted in Figure 113-11-3 of the Westlake Sign Code. Osniel Leon agreed that the elevation of the Silver Lake composition, viewed from Persimmon Boulevard East, gives the impression of the same totem and base composition that is shown in Figure 113-11-3, executed in a more expansive architectural form. Cotleur & Hearing committed to prepare this memorandum before the September hearing so that the analytic framework is on the record and can be reflected in the staff report.

The memorandum has four purposes. First, to restate from the perspective of the professionals who helped draft the Westlake Sign Code in the first place what the Master Sign Plan process in Section 113-8 was created to do and why the codification of a picture in Section 113-11 was never intended to be the substantive standard of review. Second, to walk the team through the deconstruction and evolution reading of the proposed Silver Lake main entry composition, side-by-side against the codified Figure 113-11-3. Third, to demonstrate that on the substantive standards that matter; wall surface area, sign area, letter height, copy content, materials, and residential character; the Silver Lake sign component is compliant with Figure 113-11-3 (and, in the case of wall surface area, actually smaller than the codified prototype). Fourth, to place the request in its site-specific and community context of a 955-unit active-adult community with no other undeveloped residential pods to the east and a \$3-million-plus investment in the entry composition that distinguishes this application from any hypothetical future request.

Attached to this memorandum as Attachment A is the fabrication drawing for the Oaks of Westlake single-sided monument sign (Art Sign Co., Inc., November 1, 2024). That drawing reflects the approved sign that became the codified Figure 113-11-3 prototype and is provided here for direct dimensional comparison. The comparisons in Sections 3 and 5 below draw their standard-side dimensions directly from that fabrication drawing.

Our purpose is not to argue for something that departs from the code. Our purpose is to demonstrate that the Silver Lake proposal is exactly what the Master Sign Plan process in Section 113-8 was created to encourage — and that it is, on the substantive standards, more restrained than the codified prototype.

2. Intent of Section 113-8: A Master Sign Plan Program for Creativity, Not a Variance Procedure

Both of our offices worked together on the drafting of the Westlake Sign Code. It is worth stepping back and re-establishing what the Section 113-8 Master Sign Plan process was created to do. That original intent should govern the analysis of the Silver Lake proposal, and it is the framework in which staff should place its recommendation to City Council.

The Section 113-8 Master Sign Plan program was consciously modeled after the Master Sign Plan process used in the City of Palm Beach Gardens — a program with a long track record of producing coordinated, high-quality, distinctive sign programs across master-planned communities in northern Palm Beach County. The intent in adopting a Palm-Beach-Gardens-style Master Sign Plan process at Westlake was explicit: to give a growing master-planned community the flexibility to develop a coordinated sign identity for each pod, without forcing every pod into a single identical design template.

A Master Sign Plan is not a variance procedure. It is a proactive design-review process. It exists so that the applicant and the City together can develop a coordinated sign program that fits the specific parcel, the specific landscape, the specific architecture, and the specific community identity rather than duplicating a prototype across every parcel in the City.

That intent is embedded in the very structure of Section 113-8. The section expressly gives the City Council authority to vary sign size, setback, number of signs, and type of signs as part of a Master Sign Plan approval, provided the plan remains consistent with the general intent and purpose of Chapter 113. The words “size,” “setback,” “number,” and “type” are important — Council was given authority to vary all of them, not merely to make minor dimensional adjustments to an otherwise identical prototype. If the intent had been to require every sign to match the prototype figures, the Section 113-8 authority would be surplus.

During the July 23 call, we were candid — and we repeat it in the memorandum — that the codification of a picture of what a Residential Pod Entry Monument Sign should look like (Figure 113-11-3) was a drafting choice we would likely not repeat today. In my career of drafting sign codes, we have not seen another municipal code that embeds a picture of a specific sign design and then measures innovation against the picture. Sign codes conventionally regulate the objective, measurable attributes that affect the public interest — sign area, letter height, setback, illumination, materials — and leave the specific look of the sign to design review. Westlake chose to include an illustrative image because the initial developer (Minto) wanted a design template that would be applied consistently across the initial residential pods.

That initial choice made sense, but it was never intended to convert every future residential pod into a copy of the picture. The Master Sign Plan process was expressly included in the code — in Section 113-8 — so that individual residential parcels with distinct identities could develop distinctive, context-appropriate sign programs. To read the picture in Figure 113-11-3 as the substantive standard, and to treat the Section 113-8 Master Sign Plan process merely as a variance procedure against that picture, would invert the intent of the code.

The best evidence that Section 113-8 was created to accommodate context-specific design innovation is the Cresswind of Palm Beach Alternate Residential Pod Entry Monument Sign — the sign now codified as Figure 113-11-4. That figure was itself a Section 113-8 Master Sign Plan waiver from Figure 113-11-3 for a specific residential pod, later codified into the Sign Code. It is a variation on the prototype, adopted precisely because the Cresswind community warranted a distinctive entry treatment that the prototype could not accommodate. City Council found that the Cresswind design was consistent with the intent and purpose of Chapter 113 and approved it under Section 113-8.

3. Deconstruction and Evolution

The insight Nilsa Zacarias offered on the July 23 call is exactly right, and we adopt it. The Residential Pod Entry Monument Sign shown in Figure 113-11-3 has two main components: a vertical totem element and a horizontal base element bearing the pod name. The Silver Lake main entry composition uses the same two components. It reads them into a more expansive, water-driven architectural form appropriate to the lake-themed identity of the community, but the two components are the same two components. This is not a departure from the code’s design vocabulary. It is a deconstruction and evolution of it.

In Figure 113-11-3, the base is a horizontal ground sign bearing the pod name. In the Silver Lake main entry composition, the base is the low white stucco sign wall that bears the “SILVERLAKE” identification. The base has been kept intentionally simple, so that it reads cleanly and quietly as the community identifier.

On the substantive standards that Chapter 113 protects, the Silver Lake sign wall meets or is more restrained than the standard depicted in Figure 113-11-3. Two new rows have been added to the comparison table below to reflect the overall wall surface area of the codified prototype (drawn from the Oaks of Westlake fabrication drawing at Attachment A) and the more restrained overall wall surface area of the Silver Lake sign wall:

Standard	Figure 113-11-3 (per Oaks of Westlake, Attachment A)	Silver Lake Main Entry Sign Wall	Result
Copy area (per sign face)	60 SF maximum.	60 SF.	Compliant.
Wall surface area (excluding planter)	123 SF.	96 SF.	Silver Lake is approximately 27 SF (≈ 22%) smaller than the prototype wall.
Letter height	Per Figure 113-11-3 prototype.	24 inches (2 ft).	Consistent with the prototype.
Sign panel / wall height	Approximately 7–10 ft (per prototype).	4 ft (sign wall) — architectural totem elements integrated into the surrounding entry feature.	Silver Lake sign wall is shorter than the prototype.
Sign wall length	17 ft 4 in (sign wall + totem, excluding planter); 23 ft 6 in overall (including planter).	24 ft (Plan Sheet #17).	Modest additional length; offset by no planter footprint and significantly smaller wall surface area.
Number of sign faces	Up to 2 per entry.	2 (double-faced base).	Within prototype allowance.

Standard	Figure 113-11-3 (per Oaks of Westlake, Attachment A)	Silver Lake Main Entry Sign Wall	Result
Number of monuments per accessway	Up to 2 per accessway.	2 — mirrored pair, one each side of the entry drive.	Within prototype allowance.
Content	Pod name only. Logos/graphics ≤ 30% of copy area.	“SILVERLAKE” community identification. No commercial copy, no logos.	Compliant.
Materials	Per Figure 113-11-3 / community palette.	White stucco wall, freestanding metal letters, palette coordinated with the balance of Westlake.	Compliant.
Illumination	External / accent lighting.	External uplighting on sign wall and architectural columns; no internal illumination of letters.	Compliant.

On the substantive standards that protect community character — copy area, letter height, wall height, wall surface area, materials, content, and illumination — the Silver Lake sign wall meets or is more restrained than the codified Figure 113-11-3 prototype. The one measurable dimensional deviation is length — approximately 6 ft 8 in of additional wall length (24 ft proposed, versus 17 ft 4 in for the standard sign wall + totem, excluding planter). That additional length is more than offset by the 27 SF reduction in wall surface area, the absence of a planter footprint, and the relocation of the totem element into the surrounding architectural entry feature.

In Figure 113-11-3, the totem is a single vertical accent element rising above one end of the base. In the Silver Lake main entry composition, the totem vocabulary is reimagined and expanded into the surrounding architectural entry feature — a set of vertical stone-clad totem columns interspersed with the cascading water elements that flank and back the base sign wall. The elevation of the composition, viewed from Persimmon Boulevard East, gives the impression of the same base-plus-totem composition depicted in Figure 113-11-3, read into an architectural entry feature.

The totem columns and the water feature are the “architectural entry feature” portion of the design. They are the compatibility and place-making element — the same category of design tool the City’s Comprehensive Plan recognizes in Policies FLU 1.6.7 and FLU 1.6.8 (water features, architectural features, walls, landscape, and setbacks as tools for compatibility at neighborhood transitions and entrances). The columns and water feature are not sign copy. They do not carry a message. They are not included in the 60 SF copy area calculation of Figure 113-11-3. They are not being requested as part of the sign approval.

Comparative Chart

Component	Figure 113-11-3 (Standard Residential Pod Entry Monument)	Silver Lake Main Entry Composition
Horizontal base	A low horizontal ground sign bearing the pod name in dimensional letters. Wall surface area 123 SF (per Oaks fabrication drawing, Attachment A).	A low white stucco sign wall (24 ft × 4 ft) bearing “SILVERLAKE” in dimensional letters. Wall surface area 96 SF — 27 SF smaller than the prototype wall.

Component	Figure 113-11-3 (Standard Residential Pod Entry Monument)	Silver Lake Main Entry Composition
Vertical totem element	A single vertical accent totem rising above one end of the base.	A series of vertical stone-clad totem columns flanking the base sign wall, interspersed with cascading water elements. Not part of the regulated sign — part of the architectural entry feature.
Landscape and site context	Landscape planting at the base; typically flanked on both sides of the entry accessway.	Extensive royal-palm and tropical landscape, hardscape paving, and integrated cascading water elements framing the sign wall.
Number of monuments per accessway	Up to 2 (a mirrored pair, one each side of the entry drive).	2 (a mirrored pair, one each side of the entry drive).
Sign copy area	60 SF per sign face.	60 SF per sign face.
Design vocabulary	Two ingredients: base + totem.	The same two ingredients: base + totem, reimagined into an architectural entry feature scaled to a 955-unit active-adult community and the lake-themed identity of Silver Lake.

4. Site-Specific Context

Every Master Sign Plan lives or dies on context. The Silver Lake main entry composition is defensible and appropriate because of five site-specific and community-specific features that distinguish it from a generic request and eliminate the concern about setting a proliferation precedent.

Silver Lake is a 955-unit active-adult residential community — larger than Cresswind of Palm Beach in unit count. The community identity is anchored to the lake, and the water-driven entrance expresses that identity directly. This is not a generic residential pod entrance; it is the primary identification feature for a large, distinct residential community within Westlake Communities.

With the exception of Parcel F in the far northeast corner (which is separately entitled and predefined), every other residential pod on the east side of Westlake is already built out and its signs have already been approved. There is no other residential pod that could come forward and request a comparable entry composition on the east side of the City. Silver Lake is not the first of a series of similar requests — it is the last remaining east-side residential pod that will develop under the current Sign Code. Concerns about a proliferation of custom entry compositions on the east side of Westlake are not, respectfully, well-founded on the actual buildout of the community.

The entry composition represents a \$3-million-plus investment by the applicant in the community arrival experience. That level of investment is not marginal. It is a long-term, high-quality investment in the built environment that master-planned-community sign programs are designed to enable. The City's Comprehensive Plan compatibility policies (Objective FLU 1.6 and Policies FLU 1.6.7 and FLU 1.6.8) expressly recognize water features and architectural features as compatibility tools — this proposal delivers precisely that.

The City Council found the Cresswind entry composition consistent with the intent of Chapter 113 and adopted it into the Sign Code as Figure 113-11-4. The Silver Lake sign wall, on the substantive standards that matter, is more restrained than Cresswind:

Item	Cresswind (Figure 113-11-4)	Silver Lake (Proposed)
Sign panel height	12 ft	4 ft
Overall monument height	19 ft 6 in	11 ft at waterfall backdrop (architectural feature; sign wall is 4 ft)
Setback from property line	80 ft (on a berm)	17 ft (at grade; ~68 ft from Persimmon Blvd. East ROW after the 50 ft Rural Parkway buffer)
Sign copy area (per face)	60 SF	60 SF
Berm placement	Yes, tall berm	No berm — at grade

5. Consolidated Waiver Table

Per the July 23, 2026 discussion, the City's July 22, 2026 Comment Memorandum #3, and subsequent direction to simplify the table to the six waivers actually being requested, the consolidated Waiver Table below identifies the six waivers requested for this application. Waivers #1 through #4 are deviations from Figure 113-11-3 (Standard Residential Pod Entry Monument Sign) applicable to the Main Entry and Secondary Entry monument signs. Waivers #5 and #6 apply to the Recreation Center Sign under § 113-11 (Directional Sign on Private Property). Codified prototype dimensions for Figure 113-11-3 are drawn directly from the Oaks of Westlake fabrication drawing (Attachment A).

No.	Sign	Code Citation & Standard	Silver Lake Proposed	Nature of Deviation
1	Main Entry Sign Wall — Wall Length	Figure 113-11-3: ~17 ft 4 in (sign wall + totem, excluding planter); 23 ft 6 in overall including planter.	24 ft wall length (MSP Plan Sheets 5 & 6). No planter footprint.	Approximately 6 ft 8 in additional wall length. Overall footprint is smaller (no planter).
2	Main Entry Sign Wall — Deviation from the Picture	Figure 113-11-3 image shows a single totem attached to the sign wall.	No totem attached to the sign wall. Totem vocabulary reimaged as vertical stone-clad columns integrated into the surrounding Architectural Entry Feature.	Deviation from the picture. Same base + totem design vocabulary, expressed as a deconstruction and evolution of the codified composition.
3	Secondary Entry Sign Wall — Wall Length	Figure 113-11-3 secondary standard: 22 ft +.	25 ft length (MSP Plan Sheet 9A).	Approximately 3 ft additional wall length.
4	Secondary Entry Sign Wall — Deviation from the Picture	Figure 113-11-3 image shows placement in a planter or atop a berm.	Placement in the median of the secondary residents-only entrance — same field condition used at The Meadows, The Hammocks, The Groves, The Orchards, and Sky Cove.	Deviation from the picture. Consistent with the median configuration approved at every prior Westlake secondary entry.

No.	Sign	Code Citation & Standard	Silver Lake Proposed	Nature of Deviation
5	Recreation Center Sign — Copy Area	§ 113-11 (Directional Sign on Private Property): standard copy area.	17.5 SF copy area per sign face; 100 SF total wall surface area.	Increased copy area appropriate for internal amenity identification.
6	Recreation Center Sign — Letter Height	§ 113-11 (Directional Sign on Private Property): standard letter height.	Letter height proportionate to the proposed copy area.	Proportionate increase supports legibility for the amenity function.

Reference note — surface area (not a numbered waiver): On wall surface area, the Silver Lake proposal is more restrained than the codified Figure 113-11-3 prototype: the main entry sign wall is 96 SF vs the 123 SF codified prototype wall (approximately 22% smaller), and the secondary entry sign wall is 90 SF vs the ~122 SF comparable prototype wall (approximately 26% smaller). These surface area comparisons are provided for context only — the proposed condition is smaller than the codified prototype and does not require a waiver. The two true measurable deviations from Figure 113-11-3 are approximately 6 ft 8 in of additional wall length on the main entry sign and approximately 3 ft on the secondary entry sign, both addressed under § 113-8 through the deconstruction and evolution framing developed with Nilsa Zacarias.

6. Compliance with the Code

The answer is yes. The Silver Lake Master Sign Plan Amendment is in compliance with the Westlake Sign Code because:

- The regulated sign wall meets or is more restrained than Figure 113-11-3 on every substantive standard that Chapter 113 was written to protect — copy area, letter height, wall surface area, sign panel height, sign faces, number of monuments per accessway, content, materials, and illumination — with the single exception of a modest additional wall length that is more than offset by the substantially smaller wall surface area.
- Section 113-8 expressly authorizes City Council to vary sign size, setback, number, and type as part of a Master Sign Plan approval that remains consistent with the general intent and purpose of Chapter 113.
- The Silver Lake proposal serves the general intent and purpose of Chapter 113 by producing a coordinated, residential, low-copy, non-commercial sign program that is scaled to the community it identifies and integrated with the compatibility elements (water, landscape, architecture) that the Comprehensive Plan expressly recognizes.
- The proposal is directly analogous to the Cresswind Alternate Residential Pod Entry Monument that Council approved under Section 113-8 and later codified as Figure 113-11-4 — and is more restrained than Cresswind on the substantive standards.
- The architectural entry feature (water and totem-style columns) is a compatibility and place-making element — not sign copy — and is properly reviewed under the City's site plan and architectural framework, consistent with Objective FLU 1.6 and Policies FLU 1.6.7 and FLU 1.6.8 of the Comprehensive Plan.

The Section 113-8 Master Sign Plan program was created — with the direct involvement of both of our offices — to allow the City's residential communities to develop coordinated, context-appropriate sign programs, modeled after the successful Master Sign Plan program in Palm Beach Gardens. It was not created as a variance procedure to be measured against a picture. The Silver Lake main entry composition is exactly the kind of coordinated, context-appropriate, residential-in-character sign program the Master Sign Plan process was created to encourage. It reads as a deconstruction and evolution of the two-part base-plus-totem composition depicted in Figure 113-11-3, executed in a more expansive architectural form appropriate to a 955-unit active-adult community with a lake-themed identity.

The regulated sign wall is not merely compliant with the substantive standards of Figure 113-11-3 — on the two most measurable substantive standards (wall surface area on the main entry sign and wall surface area on the secondary entry sign), the Silver Lake sign wall is actually smaller than the codified prototype. The architectural entry feature is a compatibility element expressly endorsed by the Comprehensive Plan.

We appreciate the collaborative spirit of the July 23 call and the productive analytic framing Nilsa contributed. Thank you for your assistance and review of our application for Master Sign Plan.

Respectfully submitted,
Coteleur & Hearing

Donaldson E. Hearing, ASLA
Principal

Notes on Related Documents

The following note is provided for the internal record only. Following the August 6, 2026 harmonization pass and the August 6, 2026 full-consistency verification, the six-waiver structure (Waivers #1 through #6) is applied consistently across the v3 Justification Statement (Section 7 consolidated table and Section 8 individual justifications), the v3 Response Letter #3 (Comment 13 response and cross-references), this Technical Memorandum (Section 5 consolidated waiver table), and the v3 Master Sign Plan Booklet waiver tables (Sheets 7B, 8B, 9B, 10B, and Sheet 11). Sheet 8B is retained as reference only to reflect the shift from a Figure 113-11-4 comparison to the Figure 113-11-3 framing that governs this application.

- Sheet 7B (Standard Code Comparisons): the "(Waiver 2)" reference on the materials/composition row uses no "#" symbol, whereas the newly added "(Waiver #1)" reference on the sign wall length row does. Purely cosmetic. Preserved as-is per the team's prior edit; can be made consistent at team discretion before transmittal.

Attachments

Attachment A — Oaks of Westlake single-sided monument sign fabrication drawing (Art Sign Co., Inc., November 1, 2024), reflecting the approved sign that became the codified Figure 113-11-3 prototype. The drawing shows the standard prototype at 23 ft 6 in overall length (with planter), 17 ft 4 in for the sign wall plus totem (excluding the planter), and a sign-wall surface area of 123 SF.

Attachment B — Silver Lake Master Sign Plan Booklet (revised), including the consolidated Waiver Table (Figure 113-11-3 only), the Regulated Sign Component vs. Architectural Entry Feature exhibit, and the dimensioned plans for the Main Entry Sign (Sheet #17), the Secondary Entry Sign (Sheet #9), and the Recreation Center Sign (Sheet #15).

Attachment C — Silver Lake Entry Renderings (Coteleur & Hearing, April 14, 2026), conceptual and photorealistic elevations of the mirrored pair of main entry monument signs and the surrounding architectural entry feature.

File Attachments for Item:

B. MSP-2026-04: The applicant is requesting Master Sign Plan approval for a 6.64-acre site for a Neighborhood Park use to be known as “Westlake Fieldhouse,” located at the southeast corner of Town Center Parkway and Riverbend Road. The application includes one (1) directional/project-identification ground sign located on the subject property along Riverbend Road.

Submitted By: Planning and Zoning



Meeting Agenda Item Coversheet

MEETING DATE:		9/01/2026		Submitted By: Planning and Zoning	
SUBJECT: <i>This will be the name of the Item as it will appear on the Agenda</i>		MSP-2026-04: The applicant is requesting Master Sign Plan approval for a 6.64-acre site for a Neighborhood Park use to be known as "Westlake Fieldhouse," located at the southeast corner of Town Center Parkway and Riverbend Road. The application includes one (1) directional/project-identification ground sign located on the subject property along Riverbend Road.			
STAFF RECOMMENDATION: (MOTION READY)		Motion to Approve - MSP-2026-04 – Master Sign Plan for Westlake Fieldhouse.			
SUMMARY and/or JUSTIFICATION:		The applicant is requesting Master Sign Plan approval for the development of a 6.64-acre neighborhood park, to be known as Westlake Fieldhouse, located at the southeast corner of Town Center Parkway and Riverbend Road. The request includes one (1) directional sign on private property located on Riverbend Road and one (1) wall sign for principal structure. The application includes two (2) waivers from the City's Land Development Code Chapter 113, specifically requesting to allow a copy area of 22 square feet for the directional sign on private property and to reduce the required clear area along the easterly outer edge of the west building elevation from 10 percent (7 feet 10 inches) to 4.5 percent (3 feet 6 inches), allowing the wall sign to encroach 4 feet 4 inches into the required clear area.			
SELECT, if applicable		AGREEMENT:		BUDGET:	
		STAFF REPORT:		PROCLAMATION:	
		EXHIBIT(S):		OTHER:	
IDENTIFY EACH ATTACHMENT. <i>For example, an agreement may have 2 exhibits, identify the agreement and Exhibit A and Exhibit B</i>		Agenda Item Sheet Staff Report Eng Approval Letter Application Justification Statement Master Sign Plan			
SELECT, if applicable		RESOLUTION:		ORDINANCE:	
IDENTIFY FULL RESOLUTION OR ORDINANCE TITLE <i>(if Item is <u>not</u> a Resolution or Ordinance, please erase all default text from this field's textbox and leave blank)</i> <u>Please keep text indented.</u>					
FISCAL IMPACT (if any):					\$



City of Westlake

Planning and Zoning Department – Staff Report

City Council Meeting 9/1/2026

PETITION DESCRIPTION

PETITION NUMBER: MSP-2026-04 Westlake Fieldhouse Master Sign Plan

OWNER: Minto PBLH, LLC

APPLICANT: Coteleur & Hearing

PCN: Portion of 77-41-43-05-06-006-0000

REQUEST:

The applicant is requesting Master Sign Plan approval for a 6.64-acre site for a Neighborhood Park use to be known as “Westlake Fieldhouse,” located at the southeast corner of Town Center Parkway and Riverbend Road. The application includes one (1) directional/project-identification ground sign located on the subject property along Riverbend Road.

SUMMARY

The applicant is requesting Master Sign Plan approval for the development of a 6.64-acre neighborhood park, to be known as Westlake Fieldhouse, located at the southeast corner of Town Center Parkway and Riverbend Road. The request includes one (1) directional sign on private property located on Riverbend Road and one (1) wall sign for principal structure. The application includes two (2) waivers from the City’s Land Development Code Chapter 113, specifically requesting to allow a copy area of 22 square feet for the directional sign on private property and to reduce the required clear area along the easterly outer edge of the west building elevation from 10 percent (7 feet 10 inches) to 4.5 percent (3 feet 6 inches), allowing the wall sign to encroach 4 feet 4 inches into the required clear area.

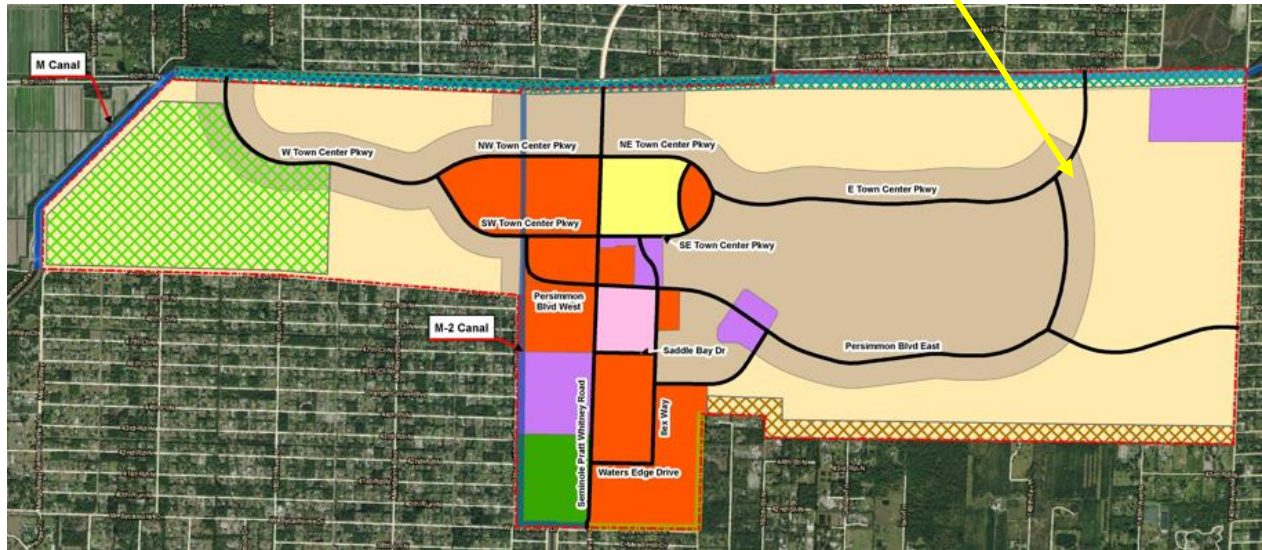
STAFF RECOMMENDATION

Based upon the facts and findings contained herein, the Planning and Zoning and Engineering Departments have no objections to the above-mentioned application.

PETITION FACTS

- a. Total Gross Site Area: 6.64 acres (Parcel V-2)
- b. Building Data: Total 5,261 sq.ft. (Building Area: 3,953 sq. ft and Covered Patio: 1,308 sq. ft.)
- c. Land Use and Zoning
 - Existing Land Use: Vacant
 - Future Land Use: Residential-2
 - Zoning: R-2

Westlake Fieldhouse



BACKGROUND

The site is located within Pod V-2, located at the southeast corner of Town Center Parkway and Riverbend Road.

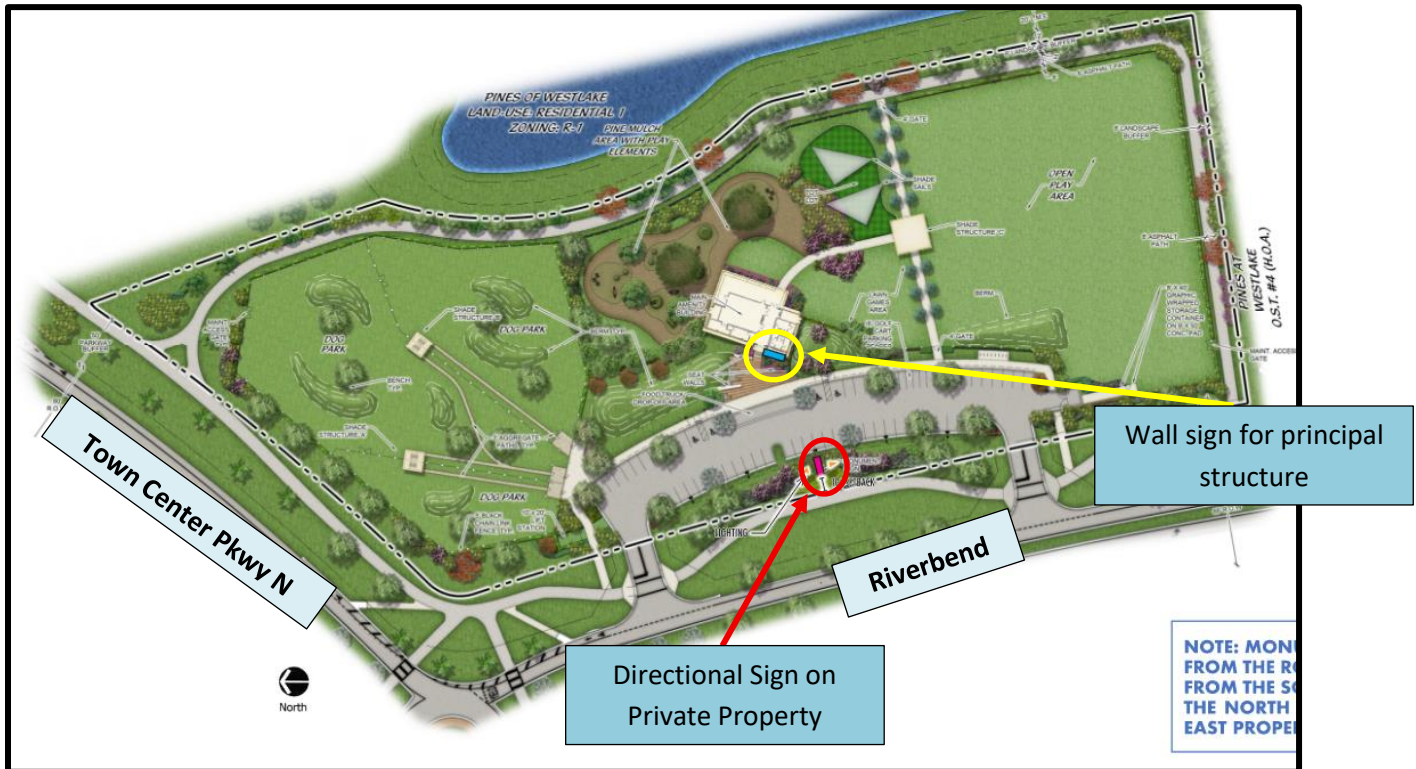
- On June 20, 2023, the subject property was platted as Pod V-2 and designated for a neighborhood park to serve the surrounding residential community. The proposed Fieldhouse represents the implementation of that planned neighborhood amenity identified within the approved Westlake master development.
- On August 4, 2026, the City Council approved SPR-2025-07 for the 6.64-acre Westlake Fieldhouse site, consisting of a 3,953-square-foot building and a 1,308-square-foot covered patio.

STAFF ANALYSIS

The applicant is requesting approval of a Master Sign Plan for Westlake Fieldhouse, a residential amenity park. The subject site is located at the southeast corner of Town Center Parkway and Riverbend Road. The application includes one (1) directional sign on private property located on Riverbend Road and one (1) wall sign for principal structure. The applicant is requesting the following waivers:

- Directional Sign on Private Property: to allow a copy area of 22 sq.ft.
- Wall sign for principal structure: to allow a 4.5% clear area on the east side of the building

Proposed Site Plan



Pursuant to Chapter 113. Sign. SECTION 113-8 Master Sign Plan: The city council, at the time of development order or site plan approval or amendment, may waive one (1) or more of the requirements of this chapter as part of a master sign plan.

As part of the subject Master Sign Plan, the applicant is requesting the following waivers from the City Code Chapter 113:

1. Directional Sign on Private Property:

- To allow a copy area of 22 sq.ft. (Sec. 113-11 allows for a maximum of 16 sq.ft.)

2. Wall sign for principal structure:

- To reduce the required clear area along the easterly outer edge of the west building elevation from 10 percent (7 feet 10 inches) to 4.5 percent (3 feet 6 inches), allowing the wall sign to encroach 4 feet 4 inches into the required clear area.

Waiver #	Sign Type	Code Section	Waiver Proposed
1	Monument Sign: Maximum Copy Area – 22SF	Sec. 113-11, Directional Sign on Private Property	+ 6" SF Maximum
2	Wall Sign: 10% (7'10") clear area on each outer edge of building	Sec. 113-11, Wall sign for Principal Tenant	+ 4.4' encroachment into clear area

Proposed Directional Sign on Private Property



COLORS/MATERIALS:

STUCCO:
SW 7005 PURE WHITE



**SIGN LETTERS/
WAVE:**

TEAL



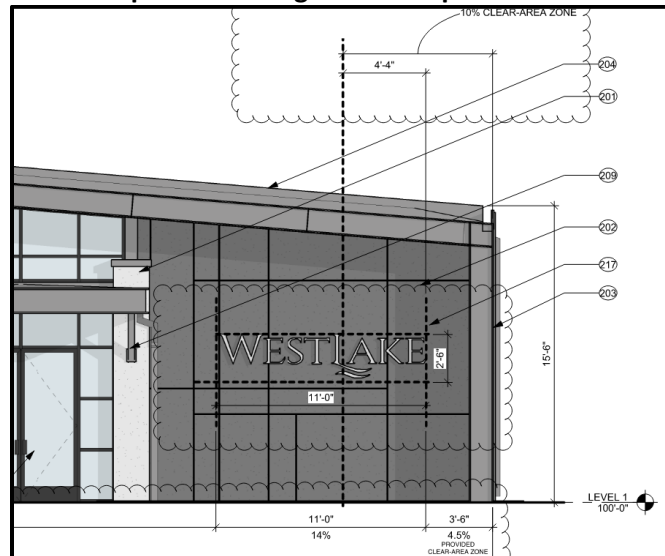
PANTONE 298C
CMYK 54, 20, 27, 0
RGB 122, 171, 179

GRAY



PANTONE 431C
CMYK 60, 50, 50, 20
RGB 101, 104, 104

Proposed Wall Sign for Principal Structure



FINAL REMARKS

MSP-2026-04 will be heard by the City Council on September 1st, 2026. The public hearing was advertised in compliance with the City's code requirement. Based upon the facts and findings contained herein, the Planning and Zoning and Engineering Departments have no objections to the above-mentioned application.



CITY OF WESTLAKE
Engineering Department
4001 Seminole Pratt Whitney Road
Westlake, Florida 33470
Phone: (561) 530-5880
www.westlakegov.com

DATE: 7/2/2026
APPLICATION NUMBER: MSP-2026-04
DESCRIPTION: East Amenity Center (Pod V2) /Westlake Field House – Master Sign Plan
APPLICANT: Cotleur & Hearing
OWNER: Minto PBLH, LLC
REQUEST: Master Signage Plan Review
LOCATION: Westlake, FL
STAFF REVIEW: **RECOMMENDATION OF APPROVAL**

The Engineering Department recommends approval of the plans submitted on 06/23/2026.

The following documents were reviewed by the Engineering Department as part of this resubmittal package:

1. 1) MSP-2026-04 APPLICATION, dated 06/23/26
2. 2) 2026-6-22 East Amenity Park V2 Application Fee CWL, dated 06/22/26
3. 3) East Amenity Justification, dated 06/23/26
4. 4) Westlake East Amenity_Signage Program_June 2026

This letter has been prepared by the following individual, in association with their consultants and subconsultants:

Suzanne Dombrowski, P.E.
Chen Moore and Associates
Tel: 561.746.6900 x 1035
Email: sdombrowski@chenmoore.com

1-12-22



CITY OF WESTLAKE
Planning and Zoning Department
4001 Seminole Pratt Whitney Road
Westlake, Florida 33470
Phone: (561) 530-5880
www.westlakegov.com

DEPARTMENTAL USE ONLY
Ck. # _____
Fee: _____
Intake Date: _____
PROJECT # _____

APPLICATION FOR MASTER SIGN PLAN REVIEW (MSP-2026-01)

CITY COUNCIL MEETING DATE: _____

The City Council meets on the second Monday of the month at 6:30 p.m., in the Westlake City Council Chambers, located at 4005 Seminole Pratt Whitney Road.

See page 3 for review process and submittal deadline.

INSTRUCTIONS TO APPLICANTS:

1. Please complete all sections of this application. If not applicable, indicate with N/A.
2. Provide all required documents as shown on the Site Plan Review Application Checklist (see page 4). If not applicable, indicate with N/A.
3. The applicant must be present at scheduled City Council meeting.
4. If project is to be developed in phases, a Master Site Plan Review Application shall be required.

I. PROJECT DESCRIPTION & APPLICANT INFORMATION

PROJECT NAME: East Amenity (Pod V2) – Master Sign Plan (MSP-2026-04)

PROJECT ADDRESS: TBD

DESCRIPTION OF PROJECT: Neighborhood Amenity Center Master Sign Plan ("Field House")

Estimated Project Cost: TBD

Property Control Number (PCN): 77-41-43-05-06-006-0000

Property Owner(s) of Record (Developer) Minto PBLH, LLC

Address: 16604 Town Center Parkway, Suite B, Westlake, FL 33470

Phone No.: 954-973-4490

E-mail Address: JFCarter@mintousa.com

Applicant/Agent (if other than owner, complete Acknowledgement and Consent section on Page 2):

Name: Donaldson E. Hearing – Cotleur & Hearing

Address: 1934 Commerce Lane, Suite 1, Jupiter, FL 33458

Phone No.: 561-747-6336 **E-mail Address:** Dhearing@cotleur-hearing.com

II. LAND USE & ZONING

A) ZONING DISTRICT R-1 & R-2 B) FUTURE LAND USE DESIGNATION Residential 1 & Residential 2

C) EXISTING USE(S) Vacant

D) PROPOSED USE(S), AS APPLICABLE Neighborhood Amenity Center

III. ADJACENT PROPERTIES

	EXISTING USE(S)	FUTURE LAND USE DESIGNATION	ZONING DISTRICT
SUBJECT PROPERTY	Vacant	Residential 2	R-2
NORTH	Parcel R-2 – Woodlands Constructed	Residential 1 & 2	R-1/R-2
SOUTH	Parcel U - Oaks Under Construction	Residential 1 & 2	R-1/R-2
EAST	Parcel S – Orchards Constructed	Residential 2	R-2
WEST	Parcel V – Pines Under Construction	Residential 1 & 2	R-1/R-2

IV. OWNER AND APPLICANT/AGENT ACKNOWLEDGEMENT AND CONSENT

Consent statement (to be completed if owner is using an agent)

I/we, the owners, hereby give consent to Coteleur & Hearing to act on my/our behalf to submit this application, all required material and documents, and attend and represent me/us at all meetings and public hearings pertaining to the application and property I/we own described in the application.

By signing this document, I/we affirm that I/we understand and will comply with the provisions and regulations of the City of Westlake, Florida, Code of Ordinances. I/we further certify that all of the information contained in this application and all the documentation submitted is true to the best of my/our knowledge.

John F. Carter

Owner's Name (please print)

Owner's Signature

Date

6-22-2026

Donaldson Hearing

Applicant/Agent's Name (please print)

Applicant/Agent's Signature

Date

6/23/26

Westlake East Amenity Center (“Field House”)
Master Sign Plan Review (MSP-2026-04)
Justification Statement
June 23, 2026
Revised August 6, 2026

Minto PBLH is pleased to submit a request for a master sign plan for the Westlake East Amenity Center, to be named Westlake Field House. This 6.640 acre amenity park area will be located on Parcel V-2 situated on the southeast corner of Town Center Parkway and Riverbend Road , abutting the Pines neighborhood to the east. The site plan for this Amenity Center is currently under review by the City of Westlake.

Subject Request

The master sign plan proposes one (1) entry sign to be visible from River Bend road. As detailed in the master sign booklet being submitted, this sign will consist of 12’ aluminum letters pin mounted on a stucco covered concrete wall, with a cast stone base. The Westlake logo will appear on top, with the name Field House just below. The sign design is consistent with other existing Westlake amenity signs, such as Adventure Park and the Fitness Trail entrance sign. As confirmed by the planning department, per code section 113-11, this sign will be reviewed as a “Directional Sign on Private Property”. As depicted in the master sign plan booklet, only one (1) waiver is requested for this sign, whereby the overall copy area on the sign will be 22 square feet versus the required 16 square feet.

In addition, a Westlake logo sign on a portion of the front of the building is proposed. The logo sign will be reviewed as “Wall Sign for Principal Structure or Building Identification” pursuant to code section 113-11. The logo sign will be white letters, including the wave under the letter L. **As a result of the unique design of the building façade and the chosen placement of the wall sign, the sign encroaches into the 10% clear area required by code by approximately 4’4”. A second waiver has been added to the waiver table on the last page of the master sign plan booklet accompanying this resubmittal.**

The waiver table appears as follows:

Waiver #	Sign Type	Code Section	Waiver Proposed
1	Monument Sign: Maximum Copy Area – 22SF	Sec. 113-11, Directional Sign on Private Property	+ 6” SF Maximum

Waiver #	Sign Type	Code Section	Waiver Proposed
2	<u>Wall Sign:</u> 10% (7'10") clear area on each outer edge of building	Sec. 113-11, Wall sign for Principal Tenant	+ 4.4' encroachment into clear area

Conclusion

The Applicant is requesting approval of The Field House signs as presented at the September 1, 2026 Council meeting . Thank you for your continued assistance!

Westlake East Amenity Center (“Field House”)
Master Sign Plan Review (MSP-2026-04)
Justification Statement
June 23, 2026
Revised August 6, 2026

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Conclusion

The Applicant is requesting approval of The Field House signs as presented at the September 1, 2026 Council meeting . Thank you for your continued assistance!

File Attachments for Item:

A. Consideration of Ordinance No. 2026-10 on first reading, amending Chapter 24 of the City of Westlake Code of Ordinances to create Section 24-30, "School Zone Speed Detection Systems," authorizing the placement, installation, and operation of School Zone Speed Detection Systems (SDS) and establishing enforcement and hearing procedures consistent with Section 316.008(9), Florida Statutes.

Submitted By: City Manager

ORDINANCE NO. 2026-10

AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, AMENDING CHAPTER 24 ENTITLED "TRAFFIC AND VEHICLES," OF THE CODE OF ORDINANCES BY SPECIFICALLY CREATING SECTION 24-30 ENTITLED "SCHOOL ZONE SPEED DETECTION SYSTEMS" OF ARTICLE III ENTITLED "TRAFFIC ENFORCEMENT," TO AUTHORIZE THE PLACEMENT, INSTALLATION, AND OPERATION OF SPEED DETECTION SYSTEMS ON ROADWAYS MAINTAINED AS SCHOOL ZONES, ESTABLISH TRAFFIC ENFORCEMENT PROCEDURES WHEN SPEED DETECTION SYSTEMS ARE UTILIZED FOR SCHOOL ZONE SPEED LIMIT VIOLATIONS, AND CREATE HEARING PROCEDURES RELATING TO SUCH SCHOOL ZONE SPEED LIMIT VIOLATIONS; PROVIDING FOR IMPLEMENTATION; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



Meeting Agenda Item Coversheet

MEETING DATE:		September 1, 2026	Submitted By: City Manager
SUBJECT: <i>This will be the name of the Item as it will appear on the Agenda</i>		Consideration of Ordinance No. 2026-10 on first reading, amending Chapter 24 of the City of Westlake Code of Ordinances to create Section 24-30, "School Zone Speed Detection Systems," authorizing the placement, installation, and operation of School Zone Speed Detection Systems (SDS) and establishing enforcement and hearing procedures consistent with Section 316.008(9), Florida Statutes.	
STAFF RECOMMENDATION: (MOTION READY)		I move to approve Ordinance No. 2026-10 on first reading, amending Chapter 24 of the City of Westlake Code of Ordinances by creating Section 24-30 entitled "School Zone Speed Detection Systems," and schedule the ordinance for second and final reading.	
SUMMARY and/or JUSTIFICATION:	The Florida Legislature has authorized municipalities to utilize School Zone Speed Detection Systems to enforce school zone speed limit violations under specified conditions. Prior to implementation, Florida law requires the governing body to adopt an ordinance authorizing the placement and installation of the systems and establishing procedures for enforcement and hearings. At its August 4, 2026 meeting, the City Council received a presentation from Greg Parks of RedSpeed Florida regarding the implementation of school zone speed enforcement technology and directed staff to proceed with the necessary steps to implement a school zone speed detection program. BACKGROUND Section 316.008(9), Florida Statutes, authorizes municipalities to use automated speed detection systems in school zones for vehicles traveling more than ten (10) miles per hour above the posted speed limit during designated school zone enforcement periods. Before implementing such a program, the City must: - Adopt an ordinance authorizing the placement and installation of the systems. - Consider traffic data and other evidence supporting the need for additional enforcement. - Determine that the school zone constitutes a heightened safety risk warranting additional enforcement measures. - Establish procedures for the issuance of notices of violation and related administrative hearings. RedSpeed Florida completed a traffic study entitled "School Zone Speed Report for the City of Westlake" evaluating traffic conditions in the vicinity of Seminole Ridge Community High School. Based upon the findings of the study and other evidence presented, the proposed ordinance identifies the school zone along Seminole Pratt Whitney Road adjacent to Seminole Ridge Community High School as a heightened safety risk warranting additional enforcement measures. The proposed ordinance creates Section 24-30 of the City Code and establishes: - Definitions related to school zone speed detection systems. - Findings supporting the use of automated enforcement. - Authorization for the placement, installation, and operation of the systems. - Notice of violation procedures.		

	Administrative hearing procedures before the City's Special Magistrate or designated hearing officer. Authority for the City Manager to implement procedures necessary to administer the program. LEGAL REVIEW The ordinance has been reviewed by the City Attorney and is consistent with Sections 316.008(9), 316.1895, and 316.1896, Florida Statutes. STAFF RECOMMENDATION Staff recommends that the City Council approve Ordinance No. 2026-10 on first reading and schedule second and final reading for a future City Council meeting.			
SELECT, if applicable	AGREEMENT:		BUDGET:	
	STAFF REPORT:		PROCLAMATION:	
	EXHIBIT(S):		OTHER:	
IDENTIFY EACH ATTACHMENT. <i>For example, an agreement may have 2 exhibits, identify the agreement and Exhibit A and Exhibit B</i>				
SELECT, if applicable	RESOLUTION:		ORDINANCE:	X
IDENTIFY FULL RESOLUTION OR ORDINANCE TITLE <i>(if Item is <u>not</u> a Resolution or Ordinance, please erase all default text from this field's textbox and leave blank)</i> <u>Please keep text indented.</u>	ORDINANCE 2026-10 AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, AMENDING CHAPTER 24 ENTITLED "TRAFFIC AND VEHICLES," OF THE CODE OF ORDINANCES BY SPECIFICALLY CREATING SECTION 24-30 ENTITLED "SCHOOL ZONE SPEED DETECTION SYSTEMS" OF ARTICLE III ENTITLED "TRAFFIC ENFORCEMENT," TO AUTHORIZE THE PLACEMENT, INSTALLATION, AND OPERATION OF SPEED DETECTION SYSTEMS ON ROADWAYS MAINTAINED AS SCHOOL ZONES, ESTABLISH TRAFFIC ENFORCEMENT PROCEDURES WHEN SPEED DETECTION SYSTEMS ARE UTILIZED FOR SCHOOL ZONE SPEED LIMIT VIOLATIONS, AND CREATE HEARING PROCEDURES RELATING TO SUCH SCHOOL ZONE SPEED LIMIT VIOLATIONS; PROVIDING FOR IMPLEMENTATION; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.			
FISCAL IMPACT (if any):	Implementation costs and revenue impacts associated with the School Zone Speed Detection System program will be addressed through a separate agreement and budgetary process. Staff anticipates that vendor implementation and administration costs will be funded through revenues generated by the program in accordance with Florida law.			N/A

ORDINANCE NO. 2026-10

AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, AMENDING CHAPTER 24 ENTITLED “TRAFFIC AND VEHICLES,” OF THE CODE OF ORDINANCES BY SPECIFICALLY CREATING SECTION 24-30 ENTITLED “SCHOOL ZONE SPEED DETECTION SYSTEMS” OF ARTICLE II ENTITLED “TRAFFIC ENFORCEMENT,” TO AUTHORIZE THE PLACEMENT, INSTALLATION, AND OPERATION OF SPEED DETECTION SYSTEMS ON ROADWAYS MAINTAINED AS SCHOOL ZONES, ESTABLISH TRAFFIC ENFORCEMENT PROCEDURES WHEN SPEED DETECTION SYSTEMS ARE UTILIZED FOR SCHOOL ZONE SPEED LIMIT VIOLATIONS, AND CREATE HEARING PROCEDURES RELATING TO SUCH SCHOOL ZONE SPEED LIMIT VIOLATIONS; PROVIDING FOR IMPLEMENTATION; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Whereas, pursuant to Chapter 316, Florida Statutes, the Florida Legislature has authorized municipalities to use speed detection systems (“SDS”) to enforce school zone speeding violations in excess of 10 miles over the posted speed limit (among other things) during certain times and days; and

Whereas, Section 316.008(9), Florida Statutes, provides that prior to utilizing a SDS to enforce eligible school zone speeding violations, municipalities are required to adopt an ordinance authorizing the placement and installation of SDS and creating traffic enforcement procedures relating to the enforcement of school zone speed limits through the use of SDS; and

Whereas, Section 316.008(9)(c), Florida Statutes, specifically requires the governing body of the municipality to consider traffic data or other evidence supporting the installation and operation of SDS at each proposed school zone and determine whether the school zone(s) where a SDS is to be placed or installed constitutes a heightened safety risk that warrants additional enforcement measures; and

Whereas, Redspeed has completed a traffic study and provided the “School Zone Speed Report for the City of Westlake” (the “Report”) for consideration by the City Council, which Report is attached hereto as Exhibit “A”; and

Whereas, after consideration of the traffic data provided in the Report and other relevant evidence presented at the public hearing held on _____, 2026, the City Council has determined that the school zones for the following schools constitute a heightened safety risk that warrant additional enforcement measures pursuant to Section 316.008(9), Florida Statutes: _____

(collectively, the “School Zones”), which School Zones are identified in further detail in the Report; and

1
2 **Whereas**, in order to mitigate the heightened safety risks at the School Zones, the City
3 Council desires to adopt this Ordinance to, among other things, make findings that the School
4 Zones constitute heightened safety risks that warrant additional enforcement measures
5 pursuant to Section 316.008(9), Florida Statutes, based on the Report and other relevant
6 evidence presented at the _____, 2026, public hearing; authorize the placement,
7 installation, and operation of SDS at the School Zones; create procedures for the issuance of
8 notice of violations for school zone speeding violations by duly qualified traffic infraction
9 officers pursuant to Section 316.1896, Florida Statutes; and establish a hearing framework
10 whereby a local hearing officer will determine whether school zone speeding violations have
11 occurred; and

12
13 **Whereas**, the City Council has determined that adoption of this Ordinance is in the
14 best interest of the public health, safety, and general welfare of the City of Westlake, Florida.

15
16 **NOW, THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY FOR THE**
17 **CITY OF WESTLAKE, FLORIDA, AS FOLLOWS:**

18
19 **SECTION 1. Recitals.** The foregoing recitals are confirmed, adopted and incorporated
20 herein and made a part hereof by this reference.

21
22 **SECTION 2. Amendment to Code of Ordinances.** The City Council hereby amends
23 the City's Code of Ordinances by amending Chapter 24 by creating Section 24-30, "School
24 Zone Speed Detection Systems," of a new Article III entitled "Traffic Enforcement," to read
25 as follows:

26
27 **CHAPTER 24 – TRAFFIC AND VEHICLES**

28
29 * * *

30
31 **ARTICLE III – TRAFFIC ENFORCEMENT**

32
33 **Sec. 24-30. – School Zone Speed Detection Systems.**

34
35 **(a) Purpose and intent.** The City desires to protect the public health, safety, and welfare of
36 individuals traveling to and from school in the City, especially students and their parents and/or
37 legal guardians and school employees. Accordingly, the City seeks to enforce school zone
38 speed limits by authorizing the placement and installation of speed detection systems on those
39 school zone roadways that constitute a heightened safety risk warranting additional
40 enforcement measures pursuant to F.S. § 316.008(9).

41
42 **(b) Definitions.** The following words, terms and phrases, when used in this section, shall have
43 the meanings ascribed to them in this Section, except where the context clearly indicates a
44 different meaning:

1 (1) Local hearing officer means the City Special Magistrate, appointed pursuant to
2 Section 1-43 of the City Code, or such other qualified person designated by resolution
3 of the City Council to conduct hearings relating to notice of violations issued pursuant
4 to F.S. §§ 316.1896 and 316.0083.

5
6 (2) Person means a natural person, the registered owner or co-owner of a motor vehicle,
7 or the person identified in an affidavit as having actual care, custody, or control of the
8 motor vehicle at the time of a violation.

9
10 (3) Petitioner means a person who elects to request a hearing before the local hearing
11 officer for the purpose of determining whether a violation under F.S. § 316.1896, has
12 occurred.

13
14 (4) School zone means a roadway located within the City and maintained as a school
15 zone pursuant to F.S. § 316.1895, that constitutes a heightened safety risk that warrants
16 additional enforcement measures, as determined by the City Council after
17 consideration of traffic data and other relevant evidence.

18
19 (5) Speed detection system means a portable or fixed automated system used to detect
20 a motor vehicle's speed using radar or LiDAR, and to capture a photograph or video of
21 the rear of a motor vehicle that exceeds the speed limit in force at the time of the
22 violation.

23
24 (6) Traffic infraction enforcement officer means the ~~Palm Beach County Sheriff's~~
25 ~~Officer~~police department employee or employees designated by the City who meets
26 the qualifications set forth under F.S. § 316.640(5), and/or any other relevant statute,
27 and is vested with the authority to enforce violations.

28
29 (7) Violation means a person that drives a motor vehicle on a roadway designated as a
30 school zone at a speed as follows:

31
32 a. In excess of ten miles per hour over the school zone speed limit which occurs
33 within 30 minutes before through 30 minutes after the start of a regularly
34 scheduled breakfast program in violation of F.S. § 316.1895.

35
36 b. In excess of ten miles per hour over the school zone speed limit which occurs
37 within 30 minutes before through 30 minutes after the start of a regularly
38 scheduled school session in violation of F.S. § 316.1895.

39
40 c. In excess of ten miles per hour over the posted speed limit during the entirety
41 of a regularly scheduled school session in violation of F.S. § 316.183.

42
43 d. In excess of ten miles per hour over the school zone speed limit which occurs
44 within 30 minutes before through 30 minutes after the end of a regularly
45 scheduled school session in violation of F.S. § 316.1895.
46

1 (c) Findings. After consideration of the traffic data provided in the "School Zone Speed Report
2 for the City of Westlake" prepared by RedSpeed Florida, LLC and other relevant evidence
3 presented at the public hearing held on INSERT DATE, 2026, the City Council hereby finds
4 that the following school zones for the following schools where speed detection systems are to
5 be placed and installed constitute a heightened safety risk that warrant additional enforcement
6 measures pursuant to F.S. § 316.008(9):

7
8 (1) Seminole Ridge Community High School
9 5959 140th Ave N
10 Westlake, FL 33411

11
12 a. Seminole Pratt Whitney Road from approximately 400 feet north of
13 Waters Edge Drive to 1300 feet south of Persimmon Boulevard

14
15 (d) Placement and installation of speed detection systems. Consistent with and pursuant to F.S.
16 ch. 316, the City Council authorizes the placement, installation, and operation of automated
17 speed detection systems on school zone roadways, as identified herein under subsection 24-
18 30(c), to enforce violations.

19
20 (e) Notice of violation, designation of local hearing officer, and hearing procedures.

21
22 (1) Within 30 days after a violation, a notice of violation shall be sent by first class mail
23 to the registered owner of the motor vehicle involved in the violation. The notice of
24 violation must include:

25
26 a. The name and address of the vehicle owner;

27
28 b. A photograph, video, or other recorded image showing the license plate of
29 the motor vehicle;

30
31 c. The make, model, and year of the vehicle;

32
33 d. The date, time, and location of the violation;

34
35 e. Notice that the infraction charged is pursuant to this section;

36
37 f. The maximum speed at which the motor vehicle was traveling within the
38 school zone;

39
40 g. The speed limit within the school zone at the time of the violation;

41
42 h. A statement that the owner has a right to review, in person or remotely, the
43 photograph or video captured by the speed detection system(s) and the evidence
44 of the speed of the motor vehicle detected by the speed detection system(s) that
45 constitutes a rebuttable presumption that the motor vehicle was used in a
46 violation;

1
2 i. Instructions as to the time and the place or website at which the photograph
3 or video and evidence of speed detected captured by the speed detection
4 system(s) may be examined and observed;

5
6 j. Information that advises the violator on the person's right to request a hearing
7 and on all costs related thereto and a form used to request a hearing, or
8 alternatively, a web address to a website that provides such information;

9
10 k. Instructions on all methods of payment of the penalty;

11
12 l. A statement specifying the remedies available under F.S. § 318.14;

13
14 m. A statement that the owner must pay a penalty in the amount provided under
15 F.S. § 318.18(3)(d), or furnish an affidavit that compiles with F.S. §
16 316.1896(8), within 30 days in order to avoid court fees, costs, and the issuance
17 of a uniform traffic citation against the owner; and

18
19 n. A signed statement by the traffic infraction enforcement officer that, based
20 on inspection of recorded photographs or video captured by the speed detection
21 system(s), the vehicle was involved in and was utilized to commit a violation.

22
23 (2) Except as may be otherwise provided by resolution of the City Council, the City
24 shall utilize its special magistrate pursuant to Section 1-43 of the City Code to serve as
25 the local hearing officer(s) who shall preside over notice of violation hearings, as
26 established by F.S. § 316.1896, as amended.

27
28 (3) The City manager or the City manager's designee, shall designate a traffic infraction
29 enforcement officer(s) to implement the authorizations contained under F.S. §
30 316.1896(6), and, the City Council shall, by resolution, designate a City staff member
31 to serve as the clerk to the local hearing officer.

32
33 (4) Any petitioner that elects to request a hearing shall be scheduled for a hearing by
34 the clerk of the local hearing officer, with notice of the hearing to be sent to the
35 petitioner by first-class mail. Upon receipt of the notice, the petitioner may reschedule
36 the hearing once by submitting a written request to reschedule to the clerk of the local
37 hearing officer, at least five calendar days before the day of the originally scheduled
38 hearing. The petitioner may cancel his or her appearance before the local hearing
39 officer by paying the penalty assessed by F.S. § 316.1896(2), as amended, plus the
40 administrative costs established under F.S. § 316.0083(5)(c), before the start of the
41 hearing.

42
43 (5) All testimony at the hearing shall be under oath and shall be recorded. The local
44 hearing officer shall take testimony from a traffic infraction enforcement officer and
45 the petitioner, and may take testimony from others. The local hearing officer must
46 review the photograph or video captured by the speed detection system and the

1 evidence of the speed of the motor vehicle detected by the speed detection system.
2 Formal rules of evidence do not apply, but due process shall be observed and govern
3 the proceedings.

4
5 (6) At the conclusion of the hearing, the local hearing officer must determine whether
6 a violation has occurred, in which case the local hearing officer shall uphold or dismiss
7 the violation. The local hearing officer shall issue a final administrative order including
8 the determination and, if the notice of the violation is upheld, must require the petitioner
9 to pay the penalty assessed under F.S. § 316.18(3)(d), as amended, and may also require
10 the petitioner to pay the City's costs, not to exceed the amount established under F.S. §
11 316.0083(5)(e). The final administrative order shall be mailed to the petitioner by first-
12 class mail.

13
14 (7) An aggrieved party may appeal a final administrative order consistent with the
15 process provided under F.S. ch. 162.

16
17 (f) *Supplemental authority.* The provisions of this section supplement the enforcement of F.S.
18 §§ 316.1895 and 316.183, by law enforcement officers and does not prohibit law enforcement
19 officers from issuing uniform traffic citations for violations of F.S. §§ 316.1895 or 316.183.
20

21 **SECTION 3. Implementation.** The City Council hereby authorizes the City Manager
22 to create and implement any procedures necessary to implement the purposes and intent of this
23 Ordinance, subject to approval by the City Attorney as to form and legality, and to take any
24 other action which is reasonably necessary to implement the purpose of this Ordinance.
25

26 **SECTION 4. Codification.** It is the intention of the City Council of the City of
27 Westlake that the provisions of this Ordinance shall become and be made a part of the Code of
28 Ordinances of the City of Westlake, Florida, and that the Sections of this Ordinance may be
29 renumbered, re-lettered and the word "Ordinance" may be changed to "Section," "Article" or
30 such other word or phrase in order to accomplish such intention.
31

32 **SECTION 5. Conflicts.** All ordinances or parts of ordinances, resolutions or parts of
33 resolutions which are in conflict herewith, are hereby repealed to the extent of such conflict.
34

35 **SECTION 6. Severability.** Should the provisions of this ordinance be declared to be
36 severable and if any section, sentence, clause or phrase of this ordinance shall for any reason
37 be held to be invalid or unconstitutional, such decision shall not affect the validity of the
38 remaining sections, sentences, clauses, and phrases of this ordinance but they shall remain in
39 effect, it being the legislative intent that this ordinance shall remain notwithstanding the
40 invalidity of any part.
41

42 **SECTION 7. Effective Date.** This ordinance shall be effective upon adoption on
43 second reading.
44

45 **PASSED** this ____ day of _____, 2026, on first reading.

46 **PASSED AND ADOPTED** this ____ day of _____, 2026, on second reading.

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City of Westlake

JohnPaul O’Connor, Mayor

ATTEST:

Zoie P. Burgess,CMC City Clerk

APPROVED AS TO LEGAL FORM:

CITY ATTORNEY

File Attachments for Item:

A. Resolution 2026-21 – Legal Holidays

Submitted By: City Clerk's Office

RESOLUTION 2026-21

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA,
DESIGNATING LEGAL HOLIDAYS WHEREIN THE CITY OF WESTLAKE WILL NOT BE
OPEN FOR NORMAL BUSINESS HOURS; PROVIDING FOR CONFLICTS; PROVIDING FOR
SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**



Meeting Agenda Item Coversheet

MEETING DATE:		September 1, 2026		Submitted By: City Clerk's Office	
SUBJECT: <i>This will be the name of the Item as it will appear on the Agenda</i>		Resolution 2026-21 – Legal Holidays			
STAFF RECOMMENDATION: (MOTION READY)		Motion to approve Resolution 2026-21, designating the legal holidays during which the City of Westlake offices will be closed for normal business hours.			
SUMMARY and/or JUSTIFICATION:		Resolution 2026-21 establishes the City of Westlake's designated legal holidays and provides notice of the days on which City offices will be closed for normal business hours. The designated holidays are listed in Exhibit "A" to the Resolution. The Resolution will take effect immediately upon passage and adoption.			
SELECT, if applicable		AGREEMENT:		BUDGET:	
		STAFF REPORT:		PROCLAMATION:	
		EXHIBIT(S):		OTHER:	
IDENTIFY EACH ATTACHMENT. <i>For example, an agreement may have 2 exhibits, identify the agreement and Exhibit A and Exhibit B</i>		Resolution 2026-21 – Legal Holidays Exhibit "A" – Holiday Schedule			
SELECT, if applicable		RESOLUTION:		ORDINANCE:	
IDENTIFY FULL RESOLUTION OR ORDINANCE TITLE <i>(if Item is <u>not</u> a Resolution or Ordinance, please erase all default text from this field's textbox and leave blank) <u>Please keep text indented.</u></i>		RESOLUTION 2026-21 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, DESIGNATING LEGAL HOLIDAYS WHEREIN THE CITY OF WESTLAKE WILL NOT BE OPEN FOR NORMAL BUSINESS HOURS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.			
FISCAL IMPACT (if any):		N/A			\$

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CITY OF WESTLAKE

RESOLUTION NO. 2026-21

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA,
DESIGNATING LEGAL HOLIDAYS WHEREIN THE CITY OF WESTLAKE WILL
NOT BE OPEN FOR NORMAL BUSINESS HOURS; PROVIDING FOR CONFLICTS;
PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, the City of Westlake hereby desires to designate legal holidays during the year wherein the offices for the City of Westlake will not be open for normal business hours; and

WHEREAS, the City of Westlake is hereby providing notice for the days within the when the City of Westlake will be closed to honor and observe specific legal holidays throughout the year.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE
CITY OF WESTLAKE, FLORIDA:**

SECTION 1. The foregoing "WHEREAS" clause is hereby ratified and confirmed by the City Council and incorporated herein by this reference.

SECTION 2. The City Council for the City of Westlake hereby designates the days set forth in the attached Exhibit "A", as legal holidays where the offices of City of Westlake will be closed.

SECTION 3. CONFLICTS. All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 4. SEVERABILITY. If any clause, section, other part or application of this Resolution is held by any court of competent jurisdiction to be unconstitutional or invalid, in part or application, it shall not affect the validity of the remaining portions or applications of this Resolution.

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SECTION 5. EFFECTIVE DATE. This Resolution shall take effect immediately upon its passage and adoption.

PASSED AND APPROVED by City Council for the City of Westlake, on this ____day of _____2026.

City of Westlake
JohnPaul O'Connor, Mayor

Zoie P. Burgess, CMC
City Clerk

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EXHIBIT "A"

HOLIDAY	FREQUENCY
Columbus/Indigenous Peoples' Day	Second Monday in October
Veteran's Day	November 11
Thanksgiving Holiday	Fourth Thursday of November
Thanksgiving Holiday	Friday after Thanksgiving
Christmas Eve	Day before Christmas
Christmas Day	December 25
New Years Eve	Day before January 1
New Year's Day	January 1
Martin Luther King, Jr. Day	Third Monday in January
Presidents Day	Third Monday in February
Good Friday	Varies - March 20 - April 23
Memorial Day	Last Monday in May
Juneteenth	June 19
Independence Day	July 4
Labor Day	First Monday in September

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10
11

File Attachments for Item:

C. Resolution 2026-22 - Authorizing the City of Westlake to Piggyback on the City of Plantation Contract with RedSpeed Florida, LLC for School Zone Speed Detection Services and Approval of the Piggyback Agreement.

Submitted By: City Manager

RESOLUTION 2026-22

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA,
APPROVING THE PIGGYBACKING OF CITY OF PLANTATION CONTRACT NO. 005-24
WITH REDSPEED FLORIDA, LLC FOR SCHOOL ZONE SPEED DETECTION SERVICES;
PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN
EFFECTIVE DATE.**



Meeting Agenda Item Coversheet

MEETING DATE:	September 1, 2026	Submitted By: Howard W. Brown, Jr.
SUBJECT: <i>This will be the name of the Item as it will appear on the Agenda</i>	Resolution No. 2026- 22 - Authorizing the City of Westlake to Piggyback on the City of Plantation Contract with RedSpeed Florida, LLC for School Zone Speed Detection Services and Approval of the Piggyback Agreement.	
STAFF RECOMMENDATION: (MOTION READY)	Motion to approve Resolution No. 2026-22 - Authorizing the City of Westlake to piggyback on the City of Plantation Contract No. 005-24 with RedSpeed Florida, LLC for School Zone Speed Detection Services; approve the Piggyback Agreement; authorize the City Manager to execute all necessary documents; and direct that Automated License Plate Reader (ALPR) technology not be implemented at this time.	
SUMMARY and/or JUSTIFICATION:	The concept of implementing automated school zone speed enforcement was initially discussed during the City Council Strategic Planning Session held in October 2025. During that discussion, the City Council expressed interest in evaluating technologies and programs designed to improve student and pedestrian safety within designated school zones. Subsequently, the City received a presentation from Mr. Greg Parks, representing RedSpeed Florida, LLC, regarding the company's School Zone Speed Detection Program and related traffic safety technologies. Mr. Parks provided information concerning program administration, operational requirements, statutory compliance, implementation procedures, and available technology options designed to improve safety in and around school zones. At its August 4, 2026, regular meeting, the City Council provided direction to staff to proceed with RedSpeed Florida, LLC and prepare the necessary documents for Council consideration. Following Council direction, staff evaluated available procurement alternatives and determined that utilizing a piggyback procurement through the City of Plantation's competitively awarded contract with RedSpeed Florida, LLC represents the most efficient and cost-effective procurement method available to the City. This approach allows the City to utilize an existing competitively procured contract, expedites implementation, and avoids the time and expense associated with conducting a separate solicitation. The City's Purchasing Ordinance authorizes the use of competitive bids and formal contracts awarded by other governmental entities and further authorizes cooperative purchasing arrangements when determined to be in the best interest of the City. Specifically, Section 8(6) authorizes the use of bids and contracts from other governmental entities, while Section 12 authorizes cooperative purchasing arrangements. Staff reviewed the City of Plantation contract and determined that the scope of services, pricing structure, operational requirements, and contractual terms meet the City's needs and provide a legally compliant procurement method. Although the RedSpeed proposal includes the capability to implement Automated License Plate Reader (ALPR) technology, staff is recommending approval only of the School Zone Speed Detection Program at this time. Staff is not recommending implementation of ALPR technology as part of the initial deployment. The proposed agreement preserves the City's ability to evaluate and potentially implement ALPR technology in the future should the City Council determine such technology is warranted and in the best interest of the City.	

SELECT, if applicable	AGREEMENT:		BUDGET:	
	STAFF REPORT:	X	PROCLAMATION:	
	EXHIBIT(S):		OTHER:	
IDENTIFY EACH ATTACHMENT. <i>For example, an agreement may have 2 exhibits, identify the agreement and Exhibit A and Exhibit B</i>	1. Resolution 2026-22 2. Piggyback Agreement between the City of Westlake and RedSpeed Florida, LLC 3. City of Plantation Contract No. 005-24 4. RedSpeed Proposal			
SELECT, if applicable	RESOLUTION:	X	ORDINANCE:	
IDENTIFY FULL RESOLUTION OR ORDINANCE TITLE <i>(if Item is <u>not</u> a Resolution or Ordinance, please erase all default text from this field's textbox and leave blank)</i> <u>Please keep text indented.</u>	RESOLUTION 2026-22 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, APPROVING THE PIGGYBACKING OF CITY OF PLANTATION CONTRACT NO. 005-24 WITH REDSPEED FLORIDA, LLC FOR SCHOOL ZONE SPEED DETECTION SERVICES; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.			
FISCAL IMPACT (if any):	The School Zone Speed Detection Program is anticipated to operate as a violator-funded program pursuant to Florida law and the terms of the agreement. Staff does not anticipate a direct budgetary impact to the City's General Fund.			N/A

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CITY OF WESTLAKE

RESOLUTION NO. 2026-22

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, APPROVING THE PIGGYBACKING OF CITY OF PLANTATION CONTRACT NO. 005-24 WITH REDSPEED FLORIDA, LLC FOR SCHOOL ZONE SPEED DETECTION SERVICES; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, staff evaluated available procurement alternatives and determined that utilizing a piggyback procurement through the City of Plantation's competitively awarded contract with RedSpeed Florida, LLC represents the most efficient and cost-effective procurement method available to the City; and

WHEREAS, the City of Westlake deems it to be in the best interests of the City to approve the piggybacking of City of Plantation Contract No. 005-24 with RedSpeed, Florida, LLC for School Zone Speed Detection Services.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA:

SECTION 1. The foregoing "WHEREAS" clause is hereby ratified and confirmed by the City Council and incorporated herein by this reference.

SECTION 2. In accepting the recommendation of City staff, the City Council of the City of Westlake, Florida, hereby approves the piggybacking of City of Plantation Contract No. 005-24 with RedSpeed, Florida, LLC for School Zone Speed Detection Services.

SECTION 3. The City Council hereby approves and authorizes the Mayor or Vice Mayor to execute and deliver an Agreement with RedSpeed Florida, LLC which is attached hereto as Exhibit "A".

SECTION 4. CONFLICTS. All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 5. SEVERABILITY. If any clause, section, other part or application of this Resolution is held by any court of competent jurisdiction to be unconstitutional or invalid, in part or application, it shall not affect the validity of the remaining portions or applications of this Resolution.

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SECTION 6. EFFECTIVE DATE. This Resolution shall take effect immediately upon its passage and adoption.

PASSED AND APPROVED by City Council for the City of Westlake, on this ____day of _____2026.

City of Westlake
JohnPaul O'Connor, Mayor

Zoie Burgess, CMC, City Clerk

CITY OF PLANTATION



Plantation
the grass is greener®

AGREEMENT

Between

THE CITY OF PLANTATION

And

REDSPEED FLORIDA, LLC.

For

SPEED DETECTION CAMERA SYSTEM FOR SCHOOL ZONE-
TERM CONTRACT

AGREEMENT NO. 005-24

**Agreement
By and Between
CITY OF PLANTATION
&
REDSPEED FLORIDA, LLC
For
SPEED DETECTION CAMERA SYSTEM FOR SCHOOL ZONES- TERM CONTRACT
AGREEMENT NO. 005-24**

1. PARTIES AND DATE.

This Agreement ("Agreement") is made and entered into this 25th day of June, 2024 by and between the CITY OF PLANTATION, a Florida Municipal Corporation with its principal place of business at 400 NW 73 AVENUE PLANTATION, FL 33317, ("City") and REDSPEED FLORIDA, LLC, a FLORIDA LIMITED LIABILITY COMPANY with its principal place of business at 400 EISENHOWER LANE NORTH, LOMBARD, IL 60148, ("RedSpeed"). City and RedSpeed are sometimes individually referred to as "Party" and collectively as "Parties" in this Agreement.

2. RECITALS.

2.1 RedSpeed.

RedSpeed has the knowledge, possession, and ownership of certain equipment, licenses, and processes referred to collectively as the "Speed Photo Enforcement System" (herein "SPE System") and authorized to do business in the State of Florida, and is familiar with the plans of the City.

2.2 Services

City desires to engage RedSpeed to provide a turnkey solution for "Speed Photo Enforcement System" (herein "SPE System") to the City wherein all reasonably necessary elements required to implement and operate the solution are the responsibility of RedSpeed, as further defined in this Agreement.

City desires to use the SPE System to monitor and enforce school zone speed, and to issue citations for traffic violations.

2.3 Procurement

Pursuant to City Code Sec. 2-220(b), the City sought formal competitive bids/proposals for the Services mentioned herein. These services were publicly solicited on the Demand Star website (City's electronic bidding platform).

The City competitive procurement process concluded that RedSpeed was the most advantageous firm to the City taking into consideration the evaluation factors and criteria set forth in the RFSP and successful negotiations.

The following Exhibits referenced herein are hereby incorporated into this Agreement- **Exhibit "A"** Negotiated Scope of Services, **Exhibit "B"** Advertised Scope of Services, **Exhibit "C"** Addendum, **Exhibit "D"** documentation required by the City submitted by the RedSpeed during the solicitation period prior to negotiations, **Exhibit "E"**, Insurance Requirements, **Exhibit "F"** General Terms and Provisions, **Exhibit "G"** FBI CJIS Security Addendum.

3. TERMS.

3.1 Scope of Services and Term.

A. General Scope of Services. RedSpeed shall furnish a turnkey solution for "Speed Photo Enforcement System" (herein "SPE System") to the City wherein all reasonably necessary elements required to implement and operate the solution are the responsibility of RedSpeed, as further defined in this Agreement ("Services"). The Services are more specifically described in **Exhibit "A"** attached hereto and incorporated herein by this reference. All Services shall be subject to, and performed in accordance with, this Agreement, the exhibits attached hereto, and all applicable local, state and federal laws, rules, and regulations. RedSpeed acknowledges that City may enter into agreements with other firms for services similar to the Services that are the subject of this Agreement or may have its own employees perform services similar to the Services.

B. Term. The term of this Agreement shall have an initial term of five (5) years commencing June 25th, 2024, expiring June 24th, 2029. In addition, the City reserves the right to extend this Agreement for one (1) additional five (5) year period, provided RedSpeed also agrees in writing to extension upon such terms as the City and RedSpeed agree.

4. RESPONSIBILITIES OF REDSPEED.

A. Control and Payment of Subordinates; Independent Contractor. The Services shall be performed by RedSpeed or under its supervision. RedSpeed shall determine the means, methods and details of performing the Services subject to the requirements of this Agreement. City retains RedSpeed on an independent contractor basis and not as an employee. RedSpeed retains the right to perform similar or different services for others during the Term. Any additional personnel performing the Services on behalf of RedSpeed shall also not be employees of City and shall at all times be under RedSpeed's exclusive direction and control. RedSpeed shall pay all wages, salaries, and other amounts due such personnel in connection with their performance of Services and as required by law. RedSpeed shall be responsible for all reports and obligations respecting such additional personnel, including, but not limited to: social security taxes, income tax withholding, unemployment insurance, disability insurance, and workers' compensation insurance.

B. Permits, Fees, and Licenses. RedSpeed shall, at its own expense, obtain all necessary permits and pay all licenses and fees required to comply with all local ordinances, state and federal laws, rules and regulations applicable to business to be carried out under this Agreement.

C. Control and Payment of Subcontractors. All work performed for RedSpeed by a Subcontractor or Supplier will be pursuant to an appropriate agreement between RedSpeed and the Subcontractor or Supplier, which specifically binds the Subcontractor or Supplier to the applicable terms and conditions of this Agreement for the benefit of the City. RedSpeed shall be responsible for the payments to any Subcontractors, including any professional fees, or Suppliers and additional costs within 14 calendar days of City's payment to RedSpeed. The City shall not be responsible for any payments to Subcontractor or Suppliers. The City shall not be billed directly or indirectly for any fees or additional costs of the Subcontractor for the Project, except as otherwise provide for in **Exhibit "A"**.

D. Schedule of Services. RedSpeed shall perform the Services expeditiously, within the Term and in accordance with the agreed upon timelines. RedSpeed represents that it has the professional and technical personnel required to perform the Services in conformance with such conditions. In order to facilitate RedSpeed's conformance with the Schedule, City shall respond to RedSpeed's submittals in a timely manner. Upon request of City, RedSpeed shall provide a more detailed schedule of anticipated performance to meet the Schedule of Services.

E. Conformance to Applicable Requirements. All work prepared by RedSpeed shall be subject to the approval of City.

F. Substitution of Key Personnel. RedSpeed has represented to City that certain key personnel will perform and coordinate the Services. Should one or more of such personnel become unavailable, RedSpeed may substitute other personnel of at least equal competence upon written approval of City. In the event that City and RedSpeed cannot agree as to the substitution of key personnel, City shall be entitled to terminate this Agreement for cause. As discussed below, any personnel who fail or refuse to perform the Services in a manner acceptable to the City, or who are determined by the City to be uncooperative, incompetent, a threat to the adequate or timely completion of the Project or a threat to the safety of persons or property, shall be promptly removed from the Project by the RedSpeed at the request of the City. The key personnel for performance of this Agreement are as follows:

Luke Hayman

Julio Silva

G. City's Representative. The City hereby designates Chief Administrative Officer, or their designee, to act as its representative for the performance of this Agreement ("City's Representative"). City's Representative shall have the power to act on behalf of the City for all purposes under this Agreement. RedSpeed shall not accept direction or orders from any person other than the City's Representative or their designee.

H. RedSpeed's Representative. RedSpeed hereby designates Robert Liberman, or their designee, to act as its representative for the performance of this Agreement ("RedSpeed's Representative"). RedSpeed's Representative shall have full authority to represent and act on behalf of the RedSpeed for all purposes under this Agreement.

The RedSpeed's Representative shall supervise and direct the Services, using their best skill and attention, and shall be responsible for all means, methods, techniques, sequences, and procedures and for the satisfactory coordination of all portions of the Services.

I. Coordination of Services. RedSpeed agrees to work closely with City staff in the performance of Services and shall be available to City's staff, RedSpeed's and other staff at all reasonable times.

J. Standard of Care; Performance of Employees. RedSpeed shall perform all Services in a skillful and competent manner, consistent with the standards generally recognized as being employed by professionals in the same discipline in the State of Florida. RedSpeed represents and warrants that it is skilled in the professional calling necessary to perform the Services. RedSpeed represents and warrants that all employees and Subcontractors shall have sufficient skill and experience to perform the Services assigned to them. Finally, RedSpeed represents and warrants that it, its employees, and Subcontractors have all licenses, permits, qualifications, and approvals of whatever nature that are legally required to perform the Services and that such licenses and approvals shall be maintained throughout the Term. As provided for in the indemnification provisions of this Agreement, RedSpeed shall perform, at its own cost and expense and without reimbursement from the City, any services necessary to correct errors or omissions which are caused by the RedSpeed's failure to comply with the standard of care provided for herein. Any employee of the RedSpeed or its Subcontractors who is determined by the City to be uncooperative, incompetent, a threat to the adequate or timely completion of the Project, a threat to the safety of persons or property, or any employee who fails or refuses to perform the Services in a manner acceptable to the City, shall be promptly removed from the Project by the RedSpeed and shall not be re-employed to perform any of the Services or to work on the Project.

K. Excusable Delays. Neither Party shall be responsible for delays or lack of performance resulting from acts beyond the reasonable control of the Party or Parties. Such acts shall include, but not be limited to, acts of God, fire, strikes, pandemics, compliance with laws or regulations, riots, acts of war, or any other conditions beyond the reasonable control of a Party. Notwithstanding the foregoing, the City shall have no obligation to compensate RedSpeed for any Service that RedSpeed fails to perform, or otherwise has not performed.

L. Laws and Regulations; Employee/Labor Certifications. RedSpeed shall keep itself fully informed of and in compliance with all local, state and federal laws, rules and regulations in any manner affecting the performance of the Project or the Services, and shall give all notices required by law. RedSpeed warrants that it shall perform the Services in compliance with all applicable Federal and Florida employment laws, including, but not limited to, those laws related to minimum hours and wages; occupational health and safety; fair employment and employment practices; workers' compensation insurance and safety in employment; and all other Federal, State and local laws and ordinances applicable to the services required under this Agreement. RedSpeed shall indemnify and hold harmless City from and against all claims, demands, payments, suits, actions, proceedings, and judgments of every nature and description including attorneys' fees and costs, presented, brought, or recovered against City for, or on account of any liability under any of the above-mentioned laws, which may be incurred by reason of RedSpeed's performance under this Agreement. RedSpeed shall be liable for all violations of such laws and regulations in connection with the Services. If the RedSpeed performs any work knowing it to be contrary to such laws, rules and regulations and without giving written

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notice to the City, RedSpeed shall be solely responsible for all costs arising therefrom. RedSpeed shall defend, indemnify and hold City, its officials, directors, officers, employees, and agents free and harmless, pursuant to the indemnification provisions of this Agreement, from any claim or liability arising out of any failure or alleged failure to comply with such laws, rules or regulations.

i. Equal Opportunity Employment. RedSpeed represents and warrants that it is an equal opportunity employer and it shall not discriminate against any SubRedSpeed, employee or applicant for employment because of race, religion, color, national origin, handicap, ancestry, sex or age. Such non-discrimination shall include, but not be limited to, all activities related to initial employment, upgrading, demotion, transfer, recruitment or recruitment advertising, layoff or termination.

M. Insurance.

i. Time for Compliance. RedSpeed shall not commence Services until it has provided evidence satisfactory to the City that it has secured all insurance pursuant to **Exhibit E**. In addition, RedSpeed shall not allow any Subcontractor to commence work on any subcontract until it has provided evidence satisfactory to the City that the SubRedSpeed has secured all insurance pursuant to **Exhibit E**.

N. Safety. RedSpeed shall execute and maintain its work so as to avoid injury or damage to any person or property. In carrying out its Services, the RedSpeed shall at all times be in compliance with all applicable local, state and federal laws, rules and regulations, and shall exercise all necessary precautions for the safety of employees appropriate to the nature of the work and the conditions under which the work is to be performed.

O. Accounting Records. RedSpeed shall maintain complete and accurate records with respect to all costs and expenses incurred under this Agreement. All such records shall be clearly identifiable. RedSpeed shall allow a representative of City during normal business hours to examine, audit, and make transcripts or copies of such records and any other documents created pursuant to this Agreement. RedSpeed shall allow inspection of all work, data, documents, proceedings, and activities related to this Agreement for a period of 3 years from the date of final payment under this Agreement.

5. FEES AND PAYMENTS.

A. Description of Pricing. Fee includes all costs required and associated with SPE system installation, maintenance and ongoing field and back-office operations. Includes camera equipment, installation, maintenance, Rekor (or other major brand ALPR provider) licenses and integration, violation processing services, DMV records access, standard mailing of required documents, lockbox and credit card processing services, call center support for general program questions, public awareness program support, and access to web-based SPE System for Traffic Enforcement Officer review:

B. During any term of the Agreement, the City shall receive or retain **\$39.00** or **65%** whichever is greater of the Statutory monetary Allocation (this amount/percentage pertains to each fine collected by RedSpeed).

C. Payment of Compensation. City shall review all invoices and pay all approved charges thereon consistent with Section 218.73, Florida Statutes, as amended.

D. Reimbursement for Expenses. RedSpeed shall not be reimbursed for any costs/fees associated with Certified Mail for Notices of Violation converted to Uniform Traffic Citations and all extra-action charges or fees listed in RedSpeed Responsibilities. Additionally, RedSpeed shall not be reimbursed for any expenses unless authorized in writing by City.

E. Extra Work. At any time during the Term, City may request that RedSpeed perform Extra Work. As used herein, "Extra Work" means any work which is determined by City to be necessary for the proper completion of the Project, but which the Parties did not reasonably anticipate would be necessary at the time of execution of this Agreement. RedSpeed shall not perform, nor be compensated for, Extra Work without written authorization from the City.

F. Consideration Adequate. The Parties acknowledge that there is adequate consideration to enforce each and every provision of this Agreement.

6. TERMINATION OF AGREEMENT.

A. For Convenience. City may, by written notice to RedSpeed, terminate the whole or any part of this Agreement at any time and without cause by giving written notice to RedSpeed of such termination, and specifying the effective date thereof, at least 30 calendar days before the effective date of such termination. Upon termination, RedSpeed shall be compensated only for those Services which have been adequately rendered to City, and RedSpeed shall be entitled to no further compensation. RedSpeed may not terminate this Agreement except for cause. The City may terminate this Agreement for convenience even if RedSpeed avails itself of the Dispute Resolution process set forth below in subsection 8C.

B. For Cause. City may, by written notice to RedSpeed, terminate the whole or any part of this Agreement at any time and with cause by giving written notice to RedSpeed of such termination, and specifying the effective date thereof, at least 21 calendar days before the effective date of such termination. The City may, but is not obligated to, provide RedSpeed with an opportunity to cure any breach prior to the effective date of any termination for cause. The RedSpeed may not terminate this Agreement except upon a breach by the City, which is not cured upon 21 calendar days' notice to City. In case of the RedSpeed's termination for cause, the RedSpeed shall be paid for Services satisfactorily provided to such termination date, less any setoffs or adjustments City may claim arising out of the RedSpeed's breach, the remaining unperformed parts of this Agreement, and for that portion (if any) of the RedSpeed's performance which is unsatisfactory (the intent being that the RedSpeed be paid what is just and equitable compensation for the RedSpeed's performance of Services rendered to the satisfaction of the City). Upon termination, RedSpeed shall be compensated only for those Services which have been adequately rendered to City, and RedSpeed shall be entitled to no further compensation. Should the RedSpeed avail itself of the Dispute Resolution process set forth below in subsection 3.6C, then the City may not terminate this Agreement for Cause until the conclusion of the Dispute Resolution process.

C. Mutual Termination. This Agreement may also be terminated by mutual written agreement at any time and under any terms.

D. Effect of Termination. If this Agreement is terminated as provided herein, City may require RedSpeed to provide all finished or unfinished Documents and Data and other information of any kind prepared by RedSpeed in connection with the performance of Services. RedSpeed shall be required to provide such documents and other information within 21 calendar days of the request. RedSpeed would timely remove all equipment within 60 calendar days from the date of the termination.

E. Additional Services. In the event this Agreement is terminated in whole or in part as provided herein, City may procure, upon such terms and in such manner as it may determine appropriate, services similar to those terminated.

7. OWNERSHIP OF MATERIALS AND CONFIDENTIALITY.

A. Documents & Data; Licensing of Intellectual Property. This Agreement creates a non-exclusive and perpetual license for City to copy, use, modify, reuse, or sublicense any and all copyrights, designs, and other intellectual property embodied in plans, specifications, studies, drawings, estimates, and other documents or works of authorship fixed in any tangible medium of expression, including but not limited to, physical drawings or data in any form, which are prepared or caused to be prepared by RedSpeed under this Agreement ("Documents & Data"). All Documents & Data shall be and remains the property of City, and shall not be used in whole or in substantial part by RedSpeed on other projects without the City's express written permission. Within 21 calendar days following the completion, suspension, abandonment or termination of this Agreement, RedSpeed shall provide to City reproducible copies of all Documents & Data, in a form and amount required by City. City reserves the right to select the method of document reproduction and to establish where the reproduction will be accomplished. The reproduction expense shall be borne by City at the actual cost of duplication. In the event of a dispute regarding the amount of compensation to which the RedSpeed is entitled under the termination provisions of this Agreement, RedSpeed shall provide all Documents & Data to City upon payment of the undisputed amount. RedSpeed shall have no right to retain or fail to provide to City any such documents pending resolution of the dispute. In addition, RedSpeed shall retain copies of all Documents & Data on file for a minimum of 15 years following completion of the Project, and shall make copies available to City upon the payment of actual reasonable duplication costs. Before destroying the Documents & Data following this retention period, RedSpeed shall notify City and provide City with the opportunity to obtain the Documents & Data.

B. Subcontractor. RedSpeed shall require all Subcontractor to agree in writing that City is granted a non-exclusive and perpetual license for any Documents & Data the Subcontractor prepares under this Agreement. RedSpeed represents and warrants that RedSpeed has the legal right to license any and all Documents & Data. RedSpeed makes no such representation and warranty in regard to Documents & Data which were prepared by design professionals other than RedSpeed or its Subcontractor, or those provided to RedSpeed by the City.

C. Right to Use. City shall not be limited in any way in its use or reuse of the Documents and Data or any part of them at any time for purposes of this Project or another project, provided that any such use not within the purposes intended by this Agreement or on a project other than this Project without employing the services of RedSpeed shall be at City's sole risk. If City uses or reuses the Documents & Data on any project other than this Project, it shall

remove the RedSpeed's seal from the Documents & Data. RedSpeed shall be responsible and liable for its Documents & Data, pursuant to the terms of this Agreement, only with respect to the condition of the Documents & Data at the time they are provided to the City upon completion, suspension, abandonment or termination. RedSpeed shall not be responsible or liable for any revisions to the Documents & Data made by any party other than RedSpeed, a party for whom the RedSpeed is legally responsible or liable, or anyone approved by the RedSpeed.

D. Indemnification. RedSpeed shall defend, indemnify and hold the City, its, officials, officers, employees, volunteers, and agents free and harmless, pursuant to the indemnification provisions of this Agreement, for any alleged infringement of any patent, copyright, trade secret, trade name, trademark, or any other proprietary right of any person or entity in consequence of the use on the Project by City the Documents & Data, including any method, process, product, or concept specified or depicted. This subparagraph shall survive termination or expiration of this Agreement.

E. Confidentiality. To the maximum extent permitted by law, all Documents & Data, either created by or provided to RedSpeed in connection with the performance of this Agreement, shall be held confidential by RedSpeed. All Documents & Data shall not, without the prior written consent of City, be used or reproduced by RedSpeed for any purposes other than the performance of the Services. To the maximum extent permitted by law, RedSpeed shall not disclose, cause or facilitate the disclosure of the Documents & Data to any person or entity not connected with the performance of the Services or the Project. Nothing furnished to RedSpeed that is otherwise known to RedSpeed or is generally known, or has become known, to the related industry shall be deemed confidential. RedSpeed shall not use City's name or insignia, photographs of the Project, or any publicity pertaining to the Services or the Project in any magazine, trade paper, newspaper, television or radio production or other similar medium without the prior written consent of City.

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8. GENERAL PROVISIONS.

A. Delivery of Notices. All notices permitted or required under this Agreement shall be given to the respective Parties at the following address, or at such other address (physical or electronic) as the respective Parties may provide in writing for this purpose:

RedSpeed:

RedSpeed Florida, LLC
400 Eisenhower Lane North
Lombard, Illinois 60148
Attn: Robert Liberman, Manager

City:

Mayor
400 NW 73rd Avenue
Plantation, FL 33317

With copies to:

Chief Administrative Officer
400 NW 73rd Avenue
Plantation, FL 33317

Procurement Director
400 NW 73rd Avenue
Plantation, FL 33317

City Attorney
Goren Cherof, Doody & Ezrol, P.A.
3099 E Commercial Blvd., Ste. 200
Fort Lauderdale, FL 33308

Such notice shall be deemed made when personally delivered, or, if mailed, 48 hours after deposit in the U.S. Mail, first class postage prepaid and addressed to the Party at its applicable address, or delivered to such electronic mail address provided by the Parties for service of notices under this subsection when receipt is acknowledged by electronic written response by the receiving Party.

B. Indemnification.

i. Scope of Indemnity. To the fullest extent permitted by law, RedSpeed shall defend, indemnify and hold the City, its officials, officers, employees, volunteers, and agents free and harmless from any and all claims, demands, causes of action, costs, expenses, liability, loss, damage or injury of any kind, in law or equity, to property or persons, including wrongful death, in any manner arising out of, pertaining to, or incident to any alleged acts, errors or omissions of RedSpeed, its officials, officers, employees, subcontractors, RedSpeeds or agents in connection with the performance of the RedSpeed's Services, the Project or this Agreement, including without limitation the payment of all consequential damages, expert witness fees and attorney's fees and other related costs and expenses, to the extent caused by the negligence, recklessness, or intentional wrongful misconduct of the RedSpeed and other persons employed or utilized by the RedSpeed in the performance of this Agreement. The performance of this Agreement (including any amendments thereto) by RedSpeed, its employees, agents, representatives or subcontractor; or (ii) The failure of RedSpeed, its employees, agents, representatives or subcontractors to comply and conform with applicable Laws (as defined herein); or (iii) Any negligent act or omission of the RedSpeed, its employees, agents, representatives, or subcontractors, whether or not such negligence is claimed to be either solely that of the RedSpeeds, its employees, agents, representatives or subcontractors, or to be in conjunction with the claimed negligence of others, including that of any of the Indemnified Parties; or (iv) Any reckless or intentional wrongful act or omission of the RedSpeed, its employees, agents, representatives, or subcontractors; or (v) RedSpeed's failure to maintain, preserve, retain, produce, or protect records in accordance with this Agreement and applicable Laws (including but not limited to Florida laws regarding public records).

ii. Additional Indemnity Obligations. Payment of any amount due pursuant to the foregoing indemnity shall, after receipt of written notice by RedSpeed from the City that such amount is due, be made by RedSpeed prior to the City being required to pay same, or in the alternative, the City, at the City's option, may make payment of an amount so due and RedSpeed shall promptly reimburse the City for same, together with interest thereon at the statutory rate from the date of receipt by RedSpeed of written notice from the City that such payment is due. RedSpeed agrees, at RedSpeed's expense, after written notice from the City, to defend any action against the City that falls within the scope of this indemnity, or the City, at the City's option, may elect not to tender such defense and may elect instead to secure its own attorney to defend any such action and the reasonable costs and expenses of such attorney incurred in defending such action shall be payable by RedSpeed. Additionally, if RedSpeed, after receipt of written notices from the City, fails to make any payment due hereunder to the City, RedSpeed shall pay any reasonable attorney's fees or costs incurred by the City in securing any such payment from RedSpeed.

iii. Nothing contained herein is intended nor shall it be construed to waive the City's rights and immunities under the common law or Florida Statute §768.28 as amended from time to time. This obligation shall not be construed to negate, abridge, or otherwise reduce any other right or obligation of indemnity which would otherwise exist in the City's favor. Notwithstanding any other provision of this Agreement to which it is applicable, City shall not be liable or responsible to RedSpeed beyond the monetary limits and amounts specified in Ch. 768.28, Fla. Stat., regardless of whether said liability be based in tort, contract, indemnity or otherwise; and in no event shall City be liable to RedSpeed for punitive or

exemplary damages or for lost profits or consequential damages.

iv. The provisions of these paragraph(s) are independent of, and will not be limited by, any insurance required to be obtained by RedSpeed pursuant to this Agreement or otherwise obtained by RedSpeed, and the provisions of these paragraphs survive the expiration or earlier termination of this Agreement with respect to any claims or liability arising in connection with any event occurring prior to such expiration or termination.

v. Program legal challenges. RedSpeed agrees to defend the City and the camera program from legal challenges. To the extent the City and RedSpeed's interests are the same there shall be a common defense with an agreeable law firm experienced in government and municipal law. If it is determined that the City requires its own representation, RedSpeed will pay reasonable defense costs for the City. 'Reasonable defense costs' shall include reasonable attorney's fees, court costs, expert witness fees, and other customary expenses, but shall not include judgments, fines, or penalties assessed against the City, or the costs of any appeals pursued at the City's sole discretion without RedSpeed's consent.

C. Dispute Resolution

i. In the event that any dispute between the City and the RedSpeed concerning questions or issues arising under this Agreement that have not been resolved, a request for dispute resolution shall be submitted by the RedSpeed to the City for determination. Request for such determination shall be made in writing. The City's decision may be reached in accordance with assistance, as it may deem reasonably necessary or desirable. The City's decision shall be rendered in writing no more than 30 calendar days after receipt of a fully documented (to the extent that such documents are within the control of the RedSpeed) request for a determination. The decision shall be conclusive, final, and binding on all Parties, unless the RedSpeed shall seek a judicial determination in accordance with the provisions set forth below in subsection 8 D.

ii. No later than 10 calendar Days after the RedSpeed's receipt of the City's determination, the RedSpeed shall respond to the City in writing, either accepting the determination or stating the RedSpeed's factual or legal objection to the determination. If the RedSpeed's response is an objection, the City shall respond in writing to the objection within 10 calendar days after receipt. No further response by either Party shall be required. Thereafter, the RedSpeed may seek a judicial determination of the dispute. In the event that the RedSpeed intends to seek judicial determination of a matter decided by the City, the RedSpeed shall notify the City of its intent to do so within 10 calendar days of the City's final decision.

iii. If required by City, the RedSpeed shall continue to perform the Services required under this Agreement during this resolution period, including any judicial resolution. The City's written determination shall be complied with pending final resolution, including judicial, of the dispute. If the RedSpeed complies with the City's written determination, the City shall continue to perform under this Agreement and make all payments due (other than those or the portions of payments in dispute, if any) during the resolution period. This payment provision shall not apply in the event that the RedSpeed fails to submit a dispute to the City as required by this subsection. The continued performance of this Agreement by either Party shall not constitute an admission as to any factual or legal position in connection with the dispute, or a waiver of its rights under this Agreement or at Law.

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D. Governing Law; Judicial Review; Venue. This Agreement shall be governed by the laws of the State of Florida and venue shall be in Broward County without regard to its conflicts of law. The Parties hereby agree that in the event of any litigation between them, such proceeding shall be brought exclusively in the courts of the State of Florida, County of Broward or the Federal District Court with subject matter jurisdiction and encompassing the County of Broward, Florida. Each Party hereby irrevocably consents and submits to the jurisdiction of, and venue in, the aforementioned courts, and further waives any claim that a proceeding brought therein has been brought in an inconvenient forum. To the extent not prohibited by applicable law that cannot be waived, the City and RedSpeed hereby waive, and covenant that they will not assert (whether as plaintiff, defendant or otherwise), any right to trial by jury in any action arising in whole or in part under or in connection with this Agreement, whether now existing or hereafter arising, and whether sounding in contract, tort or otherwise.

E. Time of Essence. Time is of the essence for each and every provision of this Agreement.

F. CJIS Security Policy:

- Vendors/Contractors Private vendors which, under contract with the Contracting Government Agency (CGA), are permitted access to information systems that process CJI, shall abide by all aspects of the FBI CJIS Security Addendum. a. Any contract between the Contracting Government Agency (CGA) and a vendor permitted such access shall incorporate the FBI CJIS Security Addendum to ensure adequate security of CJIS.
- RedSpeed must maintain a security program for managing access to customer data particularly CJIS information which will include:
 - A preemployment background check;
 - Security training required by Federal CJIS regulations; and
 - Criminal background checks/fingerprints required by Federal or State regulations. RedSpeed will work with the City to provide reasonably required documentation (such as the CJIS Security Addendum Certification form, Exhibit "G"). If required by the City, RedSpeed will provide paper fingerprint cards for security approved personnel with the fingerprinting performed in the state of the RedSpeed staff's job assignment location. This provision will apply during the installation of the Project and for the duration of the City's General Services Agreement.

G. City's Right to Employ Other Contractors. City reserves right employ other Contractors in connection with this Project.

H. Successors and Assigns. This Agreement shall be binding on the successors and assigns of the Parties.

I. Assignment or Transfer. RedSpeed shall not assign, hypothecate, or transfer, either directly or by operation of law, this Agreement or any interest herein without the prior written consent of the City. Any attempt to do so shall be null and void, and any assignees, hypothecates or transferees shall acquire no right or interest by reason of such attempted assignment, hypothecation or transfer.

J. Construction; References; Captions. Since the Parties or their agents have participated fully in the preparation of this Agreement, the language of this Agreement shall be construed simply, according to its fair meaning, and not strictly for or against any Party. Any term referencing time, days or period for performance shall be deemed calendar days and not work days. All references to RedSpeed include all personnel, employees, agents, and Subcontractors of RedSpeed, except as otherwise specified in this Agreement. The captions of the various articles and paragraphs are for convenience and ease of reference only, and do not define, limit, augment, or describe the scope, content or intent of this Agreement.

K. Amendment; Modification. No supplement, modification or amendment of this Agreement shall be binding unless executed in writing and signed by both Parties.

L. Waiver. No waiver of any default shall constitute a waiver of any other default or breach, whether of the same or other covenant or condition. No waiver, benefit, privilege, or service voluntarily given or performed by a Party shall give the other Party any contractual rights by custom, estoppel or otherwise.

M. No Third-Party Beneficiaries. Except to the extent expressly provided for in this subsection, there are no intended third-party beneficiaries of any right or obligation assumed by the Parties. The City has three dependent districts (Plantation Midtown Development District, Plantation Gateway, and the City of Plantation Community Redevelopment Agency) hereinafter "Districts", all of which have the power to execute contracts, and all of which are served by City personnel for the purpose of Administration. Such Districts shall be intended third Party beneficiaries and shall be able to enforce the terms hereof for any Serves provided on behalf of the Districts.

N. Invalidity; Severability. If any portion of this Agreement is declared invalid, illegal, or otherwise unenforceable by a court of competent jurisdiction, the remaining provisions shall continue in full force and effect.

O. Prohibited Interests. RedSpeed warrants and represents that no elected official, officer, agent or employee of the City has a financial interest directly or indirectly in this Agreement or the compensation to be paid under it, and further, that no City employee who acts in the City as a "purchasing agent" as defined by §112.312(20), Florida Statutes, as amended, nor any elected or appointed officer of the City, nor any spouse or child of such purchasing agent employee or elected or appointed officer, is a partner, officer, director, or proprietor of the RedSpeeds, and further, that no such City employee purchasing agent, City elected or appointed officer, or the spouse or child of any of them, alone or in combination, has a material interest in the RedSpeeds. Material interest means direct or indirect ownership of more than Five Percent (5%) of the total assets or capital stock of the RedSpeeds.

P. Conflicts of Interest. RedSpeed covenants that no person under its employ who presently exercises any functions or responsibilities in connection with this Agreement has

any personal financial interests, direct or indirect, with City. RedSpeed further covenants that, in the performance of this Agreement, no person having such conflicting interest shall be employed. Any such interests, on the part of RedSpeed or its employees, must be disclosed in writing to City. RedSpeed is aware of the conflict of interest laws of the State of Florida, Chapter 112, Florida Statutes, as amended, and agrees that it will fully comply in all respects with the terms of said laws. RedSpeed warrants that it has not employed or retained any person employed by City to solicit or secure this Agreement and that it has not offered to pay, paid, or agreed to pay, any public official or person employed by City any fee, commission, percentage, brokerage fee or gift of any kind, contingent upon or resulting from the award of this privilege.

Q. Convicted Vendor List. RedSpeed represents to City that it is not a person or affiliate as defined in §287.133, Florida Statutes, as amended, which has been placed on the convicted vendor list maintained by the Florida Department of Management Services following a conviction for a public entity crime. RedSpeed acknowledges and agrees that it may not submit a bid on a contract to provide any goods or services to the City, may not submit a bid on a contract with the City for the construction or repair of any public building or public work, may not submit bids on leases of real property with the City, may not be awarded an opportunity to perform work as a RedSpeed, supplier, Subcontractor or RedSpeed under a contract with the City, and may not transact business with the City in an amount set forth in §287.017, Florida Statutes, as amended, for Category Two for a period of 36 months from the date of being placed on the convicted vendor list.

R. Contract Utilization Clause. The parties agree that other governmental entities shall be permitted to access and utilize the terms, conditions, and pricing set forth in this Agreement as third-party beneficiaries. Any such governmental entity may enter into its own contract with RedSpeed based on the terms, conditions, and pricing of this Agreement, subject to any applicable modifications or negotiations between the governmental entity and Redspeed. The City of Plantation shall not be responsible for any obligations, performance, or liabilities associated with contracts entered into by other governmental entities pursuant to this clause. RedSpeed agrees to extend the same terms, conditions, and pricing to other governmental entities in Florida, subject to any modifications mutually agreed upon between RedSpeed and the respective governmental entity.

S. Southeast Florida Governmental Cooperative Purchasing Group, Participating Agencies:

- Named Agencies:
 - City of Coconut Creek
 - City of Delray Beach
 - City of Miami Shores
 - City of Doral
- Other Southeast Florida Governmental Purchasing Cooperative Group members may participate in this contract for new usage, during the contract term, or in any contract extension term, if approved by the lead agency. New Southeast Florida Governmental Purchasing Cooperative Group members may participate in any contract on acceptance and approval by the lead agency.

- None of the participating governmental entities shall be deemed or construed to be a party to any contract executed by and between any other governmental entity and the Firm(s) as a result of this procurement action.
- Each participating governmental entity will be responsible for awarding the contract, issuing its own purchase orders, and for order placement. Each entity will require separate billings, be responsible for payment to the Firm(s) awarded this contract, and issue its own tax exemption certificates as required by the Firm.

T. Cooperation; Further Acts. The Parties shall fully cooperate with one another, and shall take any additional acts or sign any additional documents as may be necessary, appropriate or convenient to attain the purposes of this Agreement.

U. Authority to Enter Agreement. RedSpeed has all requisite power and authority to conduct its business and to execute, deliver, and perform this Agreement. Each Party warrants that the individuals who have signed this Agreement have the legal power, right, and authority to make this Agreement and bind each respective Party.

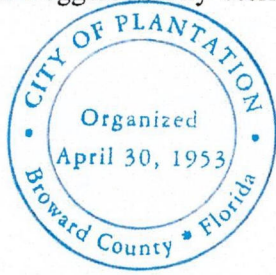
V. Counterparts. This Agreement may be signed in counterparts, each of which shall constitute an original, and it shall not be necessary in making proof of this Agreement to produce or account for more than one such counterpart.

W. Entire Agreement. This Agreement contains the entire Agreement of the Parties with respect to the subject matter hereof, and supersedes all prior negotiations, understandings or agreements. This Agreement may only be modified by a writing signed by both Parties

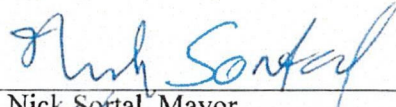
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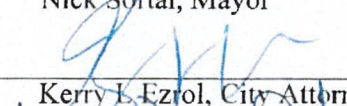
IN WITNESS WHEREOF, CITY OF PLANTATION AND REDSPEED FLORIDA, LLC. have signed this Agreement in duplicate. One counterpart each has been delivered to the City and RedSpeed.

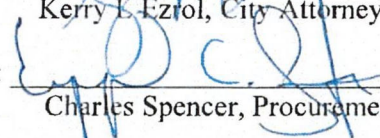
Attest: 
April Beggerow, City Clerk

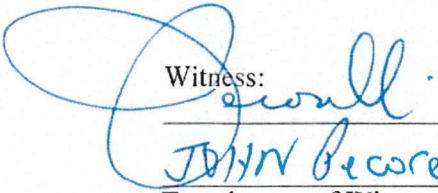


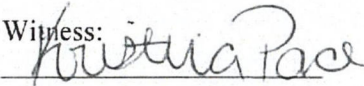
CITY OF PLANTATION

By: 
Nick Sortal, Mayor

As to legal form: 
Kerry L. Ezrol, City Attorney

As to Procurement: 
Charles Spencer, Procurement Director

Witness: 
Typed name of Witness

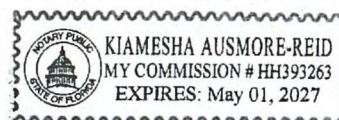
Witness: 
Kristina Pace
Typed name of Witness

STATE OF FLORIDA
COUNTY OF BROWARD

THE FOREGOING INSTRUMENT was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 25 day of June, 2024, by Nick Sortal, as Mayor of the City of Plantation, a Florida municipal corporation, on behalf of the municipal corporation. He is personally known to me or has produced _____ as identification.

My commission expires: May 1, 2027


NOTARY PUBLIC
Admin ~~Part~~ II



Signed, Sealed in the presence of:

REDSPEED FLORIDA, LLC.
a Florida Limited Liability Company

Witness:

[Signature]
Vanessa Torres
Typed name of Witness

Witness:

[Signature]
YESTICA RANCELOFF
Typed name of Witness

By:

[Signature]
Robert Liberman, Manager

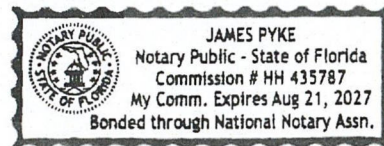
STATE OF FLORIDA

COUNTY OF Broward

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 16th of May, 2024 (date) by Robert Liberman, as Manager of REDSPEED FLORIDA, LLC, a Florida Limited Liability Company, on behalf of the company. They are personally known to me or who has produced a FL Drivers License (type of identification) as identification.

My commission expires: August 21, 2027

[Signature]
NOTARY PUBLIC



File Attachments for Item:

D. Art In Public Places Advisory Board - Consideration and Appointment of Darline Winewski as an Alternate Advisory Board Member

Submitted By: City Clerk's Office

RESOLUTION NO. 2026-24

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA,
APPOINTING ONE (1) MEMBER TO SERVE ON THE ART IN PUBLIC PLACES ADVISORY
BOARD; PROVIDING FOR CONFLICTS, PROVIDING FOR SEVERABILITY; AND
PROVIDING FOR AN EFFECTIVE DATE.**



Meeting Agenda Item Coversheet

MEETING DATE:		September 1, 2026		Submitted By: City Clerk's Office	
SUBJECT: <i>This will be the name of the Item as it will appear on the Agenda</i>		Art In Public Places Advisory Board - Consideration and Appointment of Darline Winewski as an Alternate Advisory Board Member			
STAFF RECOMMENDATION: (MOTION READY)		Motion to appoint Darline Winewski as an Alternate Member of the Art in Public Places Advisory Board.			
SUMMARY and/or JUSTIFICATION:		Per City Ordinance, The Art in Public Places Board shall consist of five (5) regular members, two (2) alternate members and one (1) non-voting student member. There currently is one (1) alternate member vacancy.			
SELECT, if applicable		AGREEMENT:		BUDGET:	
		STAFF REPORT:		PROCLAMATION:	
		EXHIBIT(S):		OTHER:	
IDENTIFY EACH ATTACHMENT. <i>For example, an agreement may have 2 exhibits, identify the agreement and Exhibit A and Exhibit B</i>					
SELECT, if applicable		RESOLUTION:		ORDINANCE:	
IDENTIFY FULL RESOLUTION OR ORDINANCE TITLE <i>(if Item is not a Resolution or Ordinance, please erase all default text from this field's textbox and leave blank)</i>					
FISCAL IMPACT (if any):		N/A			\$



Advisory Board/Committee Application

DATE:	August 12, 2026	NAME:	Darline Winewski
ADDRESS:	5948 Buttonbush Drive		
PHONE:	954-632-5517	E-MAIL:	karbodar@att.net
What is the Board/Committee of your choice?		Art in public places	
How long have you lived in the City of Westlake?		7 years 5 months	
Are you a full-time resident? If not, how many months do you reside in City?			Full-time
Are you a registered voter?		yes	
Current occupation and employer, if retired, please list previous occupation and employer:		Principal, School District PBC	
Do you currently hold public office? If so, what is the office?			none
Please list any business, volunteer, community activities you have been involved in:			
VA hospital womens charities, Hammocks HOA, Heros for Education, American Heart Association, St. Judes Hospital, Many City of Westlake events,			
Have you ever been convicted, plead no contest, plead guilty or had the adjudication of guilt withheld for any criminal offense other than a minor traffic violation? If yes, please explain.			
No			
Would you and/or any organization with which you are affiliated, benefit from decisions or recommendations made by this advisory board/committee? If yes, explain:			
No			
Experience. Please list experience and/or and any knowledge, skills, abilities, or qualifications that you possess and believe relevant to the board/committee for which you seek appointment:			
See attached			

Resumes are encouraged to be attached, and any other information you feel pertinent. This application should be forwarded to the City Clerk, Zoie Burgess: zburgess@westlakegov.com or by mail/in person: City of Westlake, City Clerk's Office 4001 Seminole Pratt Whitney Road, Westlake, Florida 33470.

Thank you for volunteering to serve the citizens of Westlake.

Darline W. Winewski

Objective: To provide leadership as an elementary principal and create a welcoming and inclusive learning environment where rigorous instruction and support for all students is part of a collaborative, high performance culture that is supported by school staff, students, parents and the community.

Education

- Florida Atlantic University, Master of Science in Educational Leadership December 2003
- Florida Atlantic University, Bachelor of Arts in Communication January 1996

Educational Leadership and Administrative Experience

Principal, West Community Elementary School , School District of Palm Beach County May 2026- Current

- Lead the development and opening of a new elementary school in Westlake, with a planned opening in August 2027.
- Provide leadership throughout the initial phases of school construction, including collaboration with district departments, architects, contractors, and community partners.
- Develop the school's vision, mission, culture, core values, and identity before the school opens.
- Build relationships with Westlake residents, families, community leaders, business partners, and local organizations.
- Lead planning for school staffing, recruitment,, and the development of a positive school culture
- Develop procedures and systems for safety, security, student services, transportation, food service, technology, facilities, and daily school operations.
- Plan for instructional programs, curriculum, student supports, special education, and enrichment opportunities.
- Establish parent and community organizations and create opportunities for families to help shape the new school.
- Develop the school brand, mascot, colors, traditions, and community identity.
- Coordinate school opening logistics, including furniture, equipment, technology, instructional materials, signage, etc
- Collaborate with district leadership and community stakeholders to ensure the new school meets the needs of a growing community.
- Develop enrollment, marketing, and community outreach strategies to introduce the new school and build excitement for its opening.

Principal, Acreage Pines Elementary, School District of Palm Beach County

July 2016-May 2026

- Build productive relationships with families and school stakeholders
- Implemented new Service Learning and Leadership Academy Choice Program
- Implemented the house system based on the Ron Clark Academy
- Oversaw large construction project and retrofit as supported by the penny sales tax
- Increased enrollment by 20% since becoming the school principal
- Performs a myriad of human resources tasks including hiring, training, payroll, record keeping, compliance, and discipline in accordance with state and federal law, district policy and union contracts
- Manages the school budget from a variety of funding sources and ensured the resources were maximized for student success and wellness
- Formed business partnerships to grow our school choice program focusing on biomedical, veterinary, and wellness
- Secured community and partner funding to open a student nature trail with areas for reflection and outdoor classroom space
- Implements all district policies
- Served as the curriculum leader in the building
- Provides meaningful professional development, observation and staff feedback to ensure that all staff have the opportunity to excel and grow as professionals
- Modeled positive interpersonal skills for school staff to promote an inclusive and welcoming culture throughout campus
- Navigated issues related to COVID-19 pandemic, including revising curriculum and providing internet access to ensure students received the support necessary to remain engaged academically while sheltering-in-place.
- Addressed current educational issues and applied best practices while directing professional development and instructional leadership; increased instructional focus with staff through comprehensive feedback and evaluation

Assistant Principal, Acreage Pines Elementary, School District of Palm Beach County**July 2015-June 2016**

Assistant principal of a suburban elementary school that has a history of academic excellence and is a Marzano Demonstration School and a Biomedical and Veterinary Choice Program.

- Facilitated a high performance culture by leading both grade PLCs that focused on delivering rigorous standards based instruction to all students using high yield strategies
- Lead Professional Growth Groups (multi-grade learning communities) focused on providing a system of specific support and feedback to assist teachers in their professional growth
- Used data to target subgroups and identify learning gaps to develop curriculum to be used in after-school tutorial programs
- Analyzed available resources to select an adaptive technology program to remediate and enrich students and facilitate an individualized learning program
- Lead the school choice committee to provide consistent programming embedded throughout the curriculum, this resulted in a 20% growth in choice applications for the 2017 school year
- Utilized iObservation and classroom walk-throughs as both an evaluation instrument and a tool to provide targeted feedback to teachers
- Facilitated multilevel programs with local middle and high schools to foster collaboration and inspire students to begin thinking about high school graduation
- Created a parent coaching academy to inform parents of the instructional framework and to empower them to assist their students in the home
- Revised the safety plan protocol and conducted drills with the local agencies
- Used the 10 day count to make staffing changes and aligned those changes to the needs of the school
- Hired employees and provided new employees with orientation and support to increase the likelihood of their success
- Led instructional rounds for visiting district administrators, principals and teachers to support professional growth of educators beyond Acreage Pines
- Contacted local businesses to form partnerships resulting in a 200% increase in business partners

Intern Principal/Assistant Principal, Coral Spring Middle School, Broward County Schools**March 2008-July 2015**

Assistant Principal/Intern Principal of an A rated urban Title I school that had an enrollment of 1800 students. The school received over 500 students under the NCLB choice option.

- As Intern Principal, Co-chaired the Assistant Principal Council which disseminated information and planned for and provided monthly professional development for all middle school Assistant Principals
- As AP over reading curriculum, worked with reading coach to show consistent gains in proficiency and learning gains for the bottom quartile for all 3 years of the FCAT 2.0 assessment
- Mentored new and aspiring Assistant Principals providing both one on one support and presentations at quarterly meetings
- Completed the entire leadership continuum training progression
- Attended district budget conference to plan to utilize resources in a manner most impactful on student achievement
- Created the Pick 6 program to identify, mentor and monitor students most at risk in grades 6-8. This program resulted in a 22% decrease in referrals and 4% increase in scale scores for identified students
- Served on Innovation Zone committees to foster collaboration and plan events for all schools within the feeder pattern
- Served on the committee to identify marketing strategies to increase public school enrollment and retain students in areas losing numbers to charter and private institutions.
- Oversaw compliance with state class-size mandates by creating the master schedule and monitoring data and enrollment
- Oversaw the Reading and Social Studies Curriculum Departments, implementing EOC exam rollouts and state mandated careers curriculum
- Attended state training and trained all department chairs on rollout of Florida Standards, created Florida Standards implementation plan and monitored for implementation
- Utilized data to plan a master schedule and place students according to academic need
- Conducted parent and student meetings for incoming 6th grades and matriculating 8th graders to ensure smooth transitions

- Served on committee to plan annual Principal Showcase for all district principals
- Ensured that district mandated trainings were completed for compliance each year and maintained records of completion
- As facilities contact, oversaw and attended construction and planning meeting for construction of new gymnasium and installation of single point of entry barriers
- Attended City of Coral Springs meetings as part of the City Coalition of Principals

Teacher/Acting Assistant Principal, Falcon Cove Middle School, Broward County Schools August 2001-March 2008

Teacher, Department Chair and Acting Assistant Principal for the largest middle school in Broward County, an "A" rated school with an enrollment of over 2100 students.

- Served as 6th grade Assistant Principal
- Served as School Advisory Chairperson
- Oversaw the schools transportation including more than 40 morning and afternoon busses
- Served as Social Studies Department Chair
- Served as co-chair of the committee to implement a school-wide unified dress code
- Served as New Educator Support Coach and created induction programs to orientate new staff
- Worked with stakeholders to foster relationships and hold a community health fair
- Implemented an afterschool Math enrichment program in cooperation with the feeder high school to provide after-school enrichment for students taking high level Math course
- Implemented an afterschool tutoring program targeting the bottom quartile students
- Presented at the Sun-Sentinel Family Literacy Night

Additional Experiences/Accolades

- Selected to serve on state panel to assess equity on new FELE examination
- Served on Cognia team to certify accreditation for schools across the state
- Palm Beach County Schools Outstanding Sustainability Administrators Award
- Mentor/Presenter for Year One Principals- Palm Beach Schools
- Presenter Principal Leadership Academy-Palm Beach Schools
- Selected to attend the National Holocaust Museum Educator Workshop in Washington DC
- Served as a guest lecturer for the college of education at FAU to provide insight to future teachers taking Exceptional Education course work
- Selected to attend the Colonial Williamsburg Teaching Institute as part of the Teaching American History Grant
- Attended the PEAK Parent Institute for Inclusive Education in Denver Colorado
- Hosted a breakout session at the Florida ESE Educators Summer Conference
- Presenter for National conference on defining instructional vision and the work of leading a demonstration/model school of rigor

Experience. Please list experience and/or any knowledge, skills, abilities, or qualifications that you possess and believe relevant to the board/committee for which you seek appointment:

I am a longtime educator and school principal with more than 25 years of experience working with children, families, staff, and the community. As a school leader, I understand the importance of creating welcoming, inspiring spaces that reflect the people and community they serve. I have experience developing school visions, working with diverse groups, managing projects, and bringing people together around shared goals.

I am also one of Westlake's original residents and continue to live in the Hammocks community. I care deeply about the future of our city and want to help make Westlake a place that is beautiful, welcoming, and full of opportunities for residents to connect. I believe my experience as an educator, community member, and school leader would allow me to bring a thoughtful and family-centered perspective to the Art in Public Places Committee.

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**CITY OF WESTLAKE
RESOLUTION NO. 2026-24**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, APPOINTING ONE (1) MEMBER TO SERVE ON THE ART IN PUBLIC PLACES ADVISORY BOARD; PROVIDING FOR CONFLICTS, PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Council deems it to be in the best interests of the City of Westlake to appoint one (1) member to serve on the Art in Public Places Advisory Board.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA:

SECTION 1. The foregoing "WHEREAS" clause is hereby ratified and confirmed by the City Council and incorporated herein by this reference.

SECTION 2. The City Council of the City of Westlake, Florida, hereby appoints the following one (1) member to serve on the Art in Public Places Advisory Board:

Alternate Board Member

SECTION 3. CONFLICTS. All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 4. SEVERABILITY. If any clause, section, other part or application of this Resolution is held by any court of competent jurisdiction to be unconstitutional or invalid, in part or application, it shall not affect the validity of the remaining portions or applications of this Resolution.

SECTION 5. EFFECTIVE DATE. This Resolution shall take effect immediately upon its passage and adoption.

PASSED AND APPROVED by City Council for the City of Westlake, on this ____ day of _____ 2026.

City of Westlake
JohnPaul O'Connor, Mayor

Zoie Burgess, CMC City Clerk