CITY OF WESTLAKE

AGENDA

City Council Regular Meeting
Tuesday, November 10, 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: 2631 754 3031| 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.

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 - 10.06.2026 DRAFT

B. Financial Statement - September 2026

PRESENTATIONS/PROCLAMATIONS

A. Panther Partner Award Presentation to the City of Westlake

Presented By: Andraes Alexander, D.B.A., Executive Dean Palm Beach State College

B. Proclamation 2026-22 - Veterans Day

C. Proclamation 2026-23 - Honoring Marcia Andrews

PUBLIC HEARING - QUASI JUDICIAL

A. MSP-2026-07: Master Sign Plan for Mavis Tires & Brakes at Publix at Westlake Plaza, Parcel A, including one wall sign on the south building elevation and the previously approved monument sign.

Submitted By: Planning and Zoning

B. MSP-2026-05: Sandglass of Westlake Master Sign Plan, including two residential pod entry monument signs and one waiver comprising five deviations from Figure 113-11-3.

Submitted By: Planning and Zoning

C. SPM-2026-02: The applicant is requesting approval of a Site Plan Modification for James Business Park, located at 17035 Persimmon Boulevard West, to accommodate an overnight kennel providing dog day care, overnight boarding, and grooming within an existing 10,855 square-foot tenant space in Unit 700 (Bay 3A) of the North Building. The proposal includes an approximately 1,840square-foot fenced outdoor pet relief and play area within an existing loading area, associated exterior improvements, revised parking and loading calculations, and

an amendment to Condition 2 of Development Order SPR-2022-01 concerning allowable uses within the development.

Submitted By: Planning and Zoning

PUBLIC HEARING

A. FIRST READING - Ordinance No. 2026-12 - Continuation of Palm Beach County Fire/Rescue MSTU Participation

Submitted By: City Manager

ORDINANCE NO. 2026-12

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA; PROVIDING FOR THE CITY'S CONSENT TO THE INCLUSION OF THE ENTIRE TERRITORY WITHIN THE CITY OF WESTLAKE MUNICIPAL BOUNDARIES INTO PALM BEACH COUNTY'S FIRE/RESCUE MUNICIPAL SERVICE TAXING UNIT FOR FIRE-RESCUE, FIRE PROTECTION, ADVANCED LIFE SUPPORT (OR SIMILAR EMERGENCY SERVICES), FIRE CODE ENFORCEMENT AND OTHER NECESSARY AND INCIDENTAL SERVICES; PROVIDING FOR INTENT, PURPOSE AND CONSENT; PROVIDING FOR EFFECTIVENESS AND DURATION OF CONSENT; PROVIDING FOR EFFECTIVENESS OF REPEAL; ACKNOWLEDGING AD VALOREM MILLAGE RATE LIMITATION; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR CAPTIONS; AND PROVIDING FOR EFFECTIVE DATE.

B. FIRST READING Ordinance No. 2026-11 - Synthetic Turf Regulations

Submitted By: Planning and Zoning

ORDINANCE NO. 2026-11

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, AMENDING THE CITY OF WESTLAKE CODE OF ORDINANCES BY AMENDING CHAPTER 101, "GENERAL AND ADMINISTRATIVE PROVISIONS," SECTION 101-1, "DEFINITIONS AND ACRONYMS," TO ESTABLISH A DEFINITION FOR "SYNTHETIC TURF"; AMENDING CHAPTER 107, "LANDSCAPING," SECTION 107-30, "APPLICABILITY," TO ESTABLISH REGULATIONS FOR SYNTHETIC TURF CONSISTENT WITH SECTION 125.572, FLORIDA STATUTES, AND RULE 62-308.100, FLORIDA ADMINISTRATIVE CODE; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

C. FIRST READING Ordinance 2026-13 – Data Centers and Small-Scale Comprehensive Plan Amendments

Submitted By: Planning and Zoning

ORDINANCE 2026-13

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, AMENDING THE CITY OF WESTLAKE CODE OF ORDINANCES BY AMENDING CHAPTER 101, "GENERAL AND ADMINISTRATIVE PROVISIONS," SECTION 101-197, "SPECIAL APPLICATIONS," TO UPDATE THE CRITERIA FOR SMALL-SCALE COMPREHENSIVE PLAN

AMENDMENTS; AMENDING SECTION 101-1, "DEFINITIONS AND ACRONYMS," TO ESTABLISH A DEFINITION FOR "DATA CENTER"; AMENDING TABLE 101-1-2, "PERMITTED USES," TO ALLOW A DATA CENTER AS A CONDITIONAL USE IN THE MIXED USE ZONING DISTRICT; AMENDING CHAPTER 119, "ZONING," BY CREATING SECTION 119-XX, "DATA CENTERS," TO ESTABLISH CONDITIONAL USE, SITING, INFRASTRUCTURE, NOISE, WATER, EMISSIONS, AND DESIGN STANDARDS; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

D. CU-2026-01: Conditional Use for an overnight kennel with dog day care, overnight boarding, grooming, and an accessory outdoor pet relief and play area at James Business Park, 17035 Persimmon Boulevard West.

Submitted By: Planning and Zoning

NEW BUSINESS

A. Discussion, Consideration and Approval of a Procurement Waiver and Authorization for the City Manager to Negotiate and Execute an Agreement with Citibot, Inc. for an AI Resident Engagement and Customer Service Platform

Submitted By: City Manager

B. Discussion Regarding City Council Decorum Policy and Rules of Procedure

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

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.

REPORT - STAFF

REPORT - CITY ATTORNEY

REPORT - CITY MANAGER

ADJOURNMENT

Next Meeting (Subject to Change or be Cancelled): **December 1, 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: Wednesday, November 4, 2026