

CITY OF WESTLAKE



AGENDA

City Council Regular Meeting

Tuesday, April 07, 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: 2864 699 6546 | 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:

Zoie P. Burgess, CMC, Acting City Manager

Odet Izquierdo, Acting 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. Minutes_City Council Special Meeting - 02.24.2026 DRAFT
- B. Minutes_City Council Special Meeting - 03.03.2026 DRAFT
- C. Minutes_City Council Regular Meeting - 03.03.2026 DRAFT
- D. Monthly Financial Report - February

PRESENTATIONS/PROCLAMATIONS

- A. Swear In Council - Mayor, Vice Mayor, Councilman Gleason
Submitted by: City Clerk's Office
- B. Proclamation 2026-08 - Water Conservation Month
- C. Proclamation 2026-09 - National Days of Remembrance

PUBLIC HEARING - QUASI JUDICIAL

- A. **VAR-2026-01:** The applicant is requesting a distance exception pursuant to Chapter 4, Section 4-10 (Alcoholic Beverages) of the City of Westlake Code of Ordinances to allow a reduction of the required 1,000-foot distance from another establishment licensed for the retail sale of alcoholic beverages.
Submitted By: Planning and Zoning
- B. **SPR-2025-01:** The applicant is requesting Site Plan approval for a 24.29-acre site for a proposed retail center known as "Walmart Supercenter." The proposed development includes a 188,779-square-foot retail building and a 1,618-square-foot convenience store with 10 fuel pumps, for a total building area of approximately 190,397 square feet.

The applicant is also requesting three (3) waivers. The first waiver is from Chapter 119, Section 119-33(3)(b)(1)(ii), to increase the permitted fence height for the tire storage area associated with the Auto Care Department from six (6) feet to ten (10) feet. The second waiver is from Chapter 119, Section 119-33(3)(b)(1)(ii), to increase the height of the screen wall on the south elevation from six (6) feet to sixteen feet four inches (16'-4"). The third waiver is from Chapter 111, Section 111-192, to increase the percentage of assigned parking spaces from five percent (5%) to seven percent (7%) of the required parking spaces for the use.

Submitted By: Planning and Zoning

- C. MSP-2025-01:** The applicant is requesting approval of a Master Sign Plan for the Retail Sales & Services use known as "Walmart Supercenter," located in the southern portion of Pod G. The subject site consists of 24.29 acres and will include a 188,779-square-foot main building and a 1,618-square-foot Convenience Store with 10-pump fueling station. The subject application includes nine (9) waivers.

Submitted By: Planning and Zoning

- D. MSP-2026-02:** The applicant is requesting approval of a Master Sign Plan (retroactive) for the Cresswind Palm Beach residential development, located south of Town Center Pkwy, east of Parcel M (Sky Cove), south of Persimmon Blvd. East, and west of Pod S (Orchards). The applicant is requesting approval of one (1) pod entry monument sign located within the landscaped median at the secondary community entrance along Persimmon Boulevard East (already built). The applicant is requesting three (3) waivers pursuant to Section 113-8, Master Sign Plan of the City of Westlake Sign Code.

Submitted By: Planning and Zoning

PUBLIC HEARING

- A. FIRST READING** Ordinance 2026-02: Chapter 101 & 119 Text Amendment (Accessory Structure)

Submitted By: Planning and Zoning

ORDINANCE 2026-02

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," TO REVISE SECTION 101-1, "DEFINITIONS AND ACRONYMS," TO ESTABLISH DEFINITIONS FOR "CABANA" AND "TRELLIS OR ARBOR"; AMENDING CHAPTER 119, "ZONING," BY AMENDING SECTION 119-31, "RESIDENTIAL DISTRICTS," TO PROVIDE REDUCED REAR YARD SETBACKS FOR CERTAIN ACCESSORY STRUCTURES, ESTABLISH MINIMUM BUILDING SEPARATION STANDARDS FOR STRUCTURES WITH SOLID ROOFING SYSTEMS, AND ESTABLISH ROOF OVERHANG STANDARDS FOR CERTAIN ACCESSORY STRUCTURES; AMENDING SECTION 119-33, "MIXED USE DISTRICT," TO ESTABLISH ROOF OVERHANG STANDARDS FOR CABANAS; PROVIDING FOR CODIFICATION, CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.

NEW BUSINESS

- A. RESOLUTION 2026-03 - Selection of Vice Mayor

Submitted By: City Clerk's Office

RESOLUTION 2026-03

A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, SELECTING A MEMBER OF THE CITY COUNCIL TO SERVE IN THE POSITION OF VICE-MAYOR UNTIL APRIL 6, 2027, PURSUANT TO THE CITY'S CHARTER; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

- B. RESOLUTION 2026-04 – Supporting Senate Bill 484 and House Bill 1007
Relating to the Siting of Hyperscale Data Centers

Submitted By: City Clerk's Office

RESOLUTION 2026-04

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, SUPPORTING SENATE BILL 484 AND HOUSE BILL 1007 RELATING TO THE SITING OF HYPERSCALE DATA CENTERS; ADVOCATING FOR MEANINGFUL PROXIMITY PROTECTIONS FOR SCHOOLS AND RESIDENTIAL NEIGHBORHOODS; PRESERVING LOCAL LAND-USE AUTHORITY; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

- C. RESOLUTION 2026-05 – Supporting the Extension of State Road 7

Submitted By: Administration

RESOLUTION 2026-05

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, SUPPORTING THE EXTENSION OF STATE ROAD 7; RECOGNIZING THE NEED FOR IMPROVED TRANSPORTATION, PUBLIC SAFETY, AND REGIONAL CONNECTIVITY; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

- D. RESOLUTION 2026-06 – Education Advisory Board Appointment

Submitted By: City Clerk's Office

RESOLUTION 2026-06

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, APPOINTING ONE (1) BOARD MEMBER TO SERVE ON THE EDUCATION 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

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ADJOURNMENT

Next Meeting (Subject to Change or be Cancelled): **May 5, 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: March 26, 2026