

CITY OF WESTLAKE



AGENDA

City Council Regular Meeting

Tuesday, August 04, 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 371 2404 | 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. 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

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

- 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

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.

- 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.

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

- 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.

- C. Presentation and Discussion of the RedSpeed School Speed Zone Safety Camera Program
Submitted by: City Manager
- D. Strategic Plan Update
Submitted By: City Manager
- E. Westlake Video Initiative – CGI Community Video Magazine Program Agreement (Revised)
Submitted By: Special Events Coordinator
- F. Education Advisory Board - Appointment of five (5) Regular Members and one (1) alternate member
Submitted By: City 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.

- 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.

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): September 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, July 29, 2026