

CITY OF WESTLAKE



MINUTES

City Council Regular Meeting

Tuesday, September 01, 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, September 1, 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 888 9851

Password: hello

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

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

Meeting ID: 2632 888 9851

CALL TO ORDER

Mayor O'Connor called the City of Westlake regular meeting of Tuesday, September 1, 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
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 Vice Mayor Langowski 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 – Ms. Dana Herst – West Palm Beach - Ms. Herst introduced herself as a government affairs professional and current candidate for the executive director position of the League of Cities of Palm Beach County. She stated that she had been visiting various municipalities throughout the county to meet residents, listen, and learn about individual community issues. She expressed pleasure at being in Westlake for the evening.

Public Comment – Ms. Danielle Brown – 15948 Whippoorwill Circle – Ms. Brown introduced herself as an accountant at Florida Krystal and noted that she had applied for the city's audit committee. She also shared a personal connection to the upcoming Red Speed agenda item, noting that her husband is a captain with the City of Plantation who implemented that city's school zone speed detection program, and found it meaningful that the program might now come to Westlake.

Public Comment – Ms. Jill Pierce - 5421 Saint Armands Way – Ms. Pierce stated he had never received a camera-generated ticket and raised concerns about the Red Speed item. He questioned the lack of prior ordinance changes and competing vendor proposals, whether school zone traffic studies had been completed, and why the city was using Plantation's procurement instead of issuing its own RFP. He also cited Wellington's later vendor selection process and expressed concern about potential city liability for challenges related to calibration or due process.

Public Comment – Ms. Alicia Torres – 5447 Whippoorwill Circle – Ms. Torres raised parking concerns at the Growth Market plaza, citing limited parking, Chase construction impacts, and developer parking waivers. She urged staff and council to be more cautious about granting waivers and said developers should provide adequate parking.

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

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

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

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. 211 HelpLine Presentation

Presented By: Patrice Schroeder - Community Relations Specialist

Mayor O'Connor read Proclamation 2026-18 into the record prior to the 211 HelpLine presentation, declaring September 2026 as Suicide Prevention Awareness Month.

Ms. Schroeder, Ms. Schroeder, representing 211 Palm Beach and Treasure Coast, provided a presentation highlighting the organization's services, programs, and available resources for individuals in need of support.

B. Proclamation 2026-15 - Hispanic Heritage Month

Mayor O'Connor read Proclamation 2026-15 into the record, declaring September 15 through October 15, 2026, as National Hispanic Heritage Month.

C. Proclamation 2026-16 - Constitution Week

Mayor O'Connor read Proclamation 2026-16 into the record, noting that September 17, 2026, marks the 239th anniversary of the drafting and signing of the United States Constitution.

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

Mayor O'Connor read Proclamation 2026-17 into the record, proclaiming September 11, 2026 the 25th anniversary of the September 11, 2001 attacks as Patriot 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

Mayor O'Connor read Proclamation 2026-19 into the record, recognizing Feeding South Florida's work since 1981 to address hunger and food insecurity in South Florida.

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

Mayor O'Connor introduced the item.

Mr. Horowitz swore in witnesses who would provide testimony. The council disclosed ex parte communications. Mayor O'Connor and Councilman Werner each disclosed prior meetings with applicant representatives in connection with the general Silver Lake project, though not recently and not specifically regarding the sign plan.

Mr. Leon presented the staff report on the Silver Lake site in the southeast corner of the city. Mr. Leon noted the request amends the previously approved master sign plan to add three residential entry monument signs and one recreation center directional sign, with five waivers. The waivers cover modified sign lengths and design deviations for the main and secondary entrances, plus a slight increase in copy area for the recreation center sign. Staff found no objections to the application.

Mr. Hearing, on behalf of GL Homes, presented the proposed signs for Silver Lake, an active adult (55+) community of just under 1,000 homes. Mr. Hearing described two matching main entrance signs, one secondary entrance sign, and one interior club sign. Mr. Hearing stated the main entrance sign is smaller and shorter than

the standard code example, is integrated into a larger water feature entrance design, and complies with regulated sign standards despite design deviations. Mr. Hearing also noted the secondary and club signs are modest in scale and consistent with the overall community design.

Mayor O'Connor opened for public comments.

Public Comment – Mr. Bobby Farber – 4829 Saint Armands Way – Mr. Farber addressed the council briefly, expressing strong enthusiasm for GL Homes coming to Westlake. He used the occasion to commend the applicant's professional approach, bringing a complete master sign plan with appropriate waiver requests.

Mayor O'Connor opened for council discussion.

Motion by Councilman Werner to approve MSP-2026-01 as presented by staff and as applied for by the applicant, 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).

- 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

Mayor O'Connor introduced the item.

Mr. Horowitz swore in all witnesses. Council members disclosed ex parte communications.

Mr. Leon presented the application for the 6.64-acre Westlake Fieldhouse site at Town Center Parkway and Riverbend Road. The request was for a master sign plan including one ground sign along Riverbend Road and one wall sign on the building, with two waivers: increasing the ground sign copy area from 16 to 22 square feet and reducing the required clear area for the wall sign. Staff found the signs compatible with Westlake's overall design and had no objections.

Mr. Hearing on behalf of Minto PBLH LLC, said the fieldhouse site plan was approved the previous month. Mr. Hearing explained that the proposed ground sign is categorized as a directional sign because the code does not include a residential ground sign category, and said its script lettering matches other Westlake amenity signage. Mr. Hearing also said the wall sign waiver was needed because, although the sign is centered within its architectural panel, it does not meet the required clear area when measured against the full building length. Staff supported the waiver. He added that construction is expected to begin in the first quarter and take at least a year.

Mayor O'Connor opened for public comments.

Mayor O'Connor opened for council discussion.

Motion by Councilman Gleason to approve MSP-2026-04, 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).

Fire Rescue provided their monthly report.

PBSO provided their monthly report.

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.

Mayor O'Connor introduced the item.

Mr. Horowitz read the ordinance title into the record.

Red Speed representative Ms. Natalie Otto provided a brief presentation on the program.

Council discussion.

Mayor O'Connor opened for public comments.

Public Comment – Mr. Bobby Farber – 4829 Saint Armands Way – Mr. Farber asked about citations involving multiple drivers and whether repeated violations tied to one plate could affect registration. Councilman Gleason said he would confirm whether seizure-of-tag procedures used for red light cameras also apply to school zone speed cameras. Ms. Otto added that a non-driver may submit an affidavit, and unpaid citations become uniform traffic citations after 30 days.

Public Comment – Ms. Alicia Torres – 5447 Whippoorwill Circle – Ms. Torres asked whether citations go on a person's driving record. Ms. Otto confirmed that school zone speed citations are civil citations, only no points are assessed and insurance is unaffected.

Public Comment – Ms. Jill Pierce – 5421 Saint Armands Way – Ms. Pierce urged the council to solicit public input before moving forward, questioned why only one vendor was being considered, and asked whether Red Speed's speed study would be followed by an RFP process open to other vendors.

Motion by Councilman Gleason to approve Ordinance No. 2026-10 on first reading, seconded by Councilwoman Leonard.

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).

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.

Mayor O'Connor introduced the item.

Mr. Horowitz read the resolution title into the record.

Ms. Burgess summarized that at the August 4th joint workshop, the council had provided consensus on the days the city would be closed for legal holidays, and that this resolution formally designates those holidays.

Motion by Councilman Gleason to approve Resolution 2026-21 as presented, seconded by Vice Mayor Langowski.

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).

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

Mayor O'Connor introduced the item.

Mayor O'Connor provided a brief presentation on this Municipal Digital Resident Engagement and Customer Service Platform.

Mayor O'Connor opened for council discussion.

Mayor O'Connor opened for public comments.

Public Comment – Ms. Darline Winewski – 5948 Buttonbush Dr. – Ms. Winewski argued that call volume data alone would undercount the need, as many residents currently seek information through informal channels texting the mayor, asking on social media, or querying neighbors and receive misinformation. She supported the platform as a reliable, city-endorsed, always available information resource.

Public Comment – Ms. Alicia Torres – 5447 Whipoorwill Circle – Ms. Torres echoed similar sentiments, noting that both the mayor and the city's lifestyle director field a very high volume of informal inquiries and that the platform would relieve that burden.

Public Comment – Mr. Bobby Farber – 4829 Saint Armands Way – Mr. Farber sought clarification on the process, asking whether the council would vote first on whether to pursue the idea and then have the city manager provide information. Mayor O'Connor confirmed that the consensus reached is for the city manager to do the due diligence and return to the council with a recommendation at a future meeting.

The council reached consensus to have the city manager research and solicit proposals for a municipal digital resident engagement and customer service platform and return with a recommendation for future council consideration.

- 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.

Mayor O'Connor introduced the item.

Mr. Horowitz read the resolution title into the record.

Council discussion.

Motion by Councilman Werner to table Resolution 2026-22 to the October 6, 2026 City Council meeting, 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).

- 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.

Mayor O'Connor introduced the item.

Mr. Horowitz read the resolution title into the record.

Mayor O'Connor opened for council discussion.

Motion by Vice Mayor Langowski to approve Resolution 2026-24, appointing Darline Winewski as an alternate member of the Art in Public Places Advisory Board, 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).

CITY COUNCIL COMMENTS

A. Councilwoman Charlotte Leonard expressed her anticipation of participating in the September 12th 5K walk/run event and the September 11th remembrance activities and encouraged the community to attend.

B. Councilman Erik Gleason clarified that seize-tag orders apply only to red light camera violations, not school zone speed citations, though unpaid school zone citations can become uniform traffic citations and may lead to license suspension. He emphasized child safety and urged the council to maintain decorum and professionalism.

C. Councilman Gary Werner echoed Council Member Gleason's remarks on decorum. He additionally suggested that when a mayor or council member wishes to advocate for a particular company or project, they should channel that advocacy through the city manager, and that all agenda items should be supported by complete, readable background information distributed in advance of meetings.

D. Vice Mayor Greg Langowski noted that on Friday, September 11th, at 6:30 PM, the 9/11 Remembrance and First Responder Group would be holding a ceremony outside of the meeting venue, to be followed on the morning of September 12th by the 5K walk and run.

E. Mayor JohnPaul O'Connor again apologized to the public and his colleagues for the loss of decorum during the Citi Bot discussion, saying it was the first time it had reached that level.

REPORT – STAFF

No comments.

REPORT - CITY ATTORNEY

No comments.

REPORT - CITY MANAGER

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

Mr. Brown introduced the item, said the city needs to form its Audit Selection Committee and noted that two public applications had been received, with the application deadline approaching.

Mr. Horowitz explained that state law requires at least three members, including one council member serving as chair, with the remaining members drawn from the public and not employed by the city.

Council members discussed future appointments and agreed to help recruit additional applicants.

Ms. Burgess confirmed the vacancy notice had been posted and that applications are due September 14. It was also clarified that accounting or finance experience is preferred but not required.

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

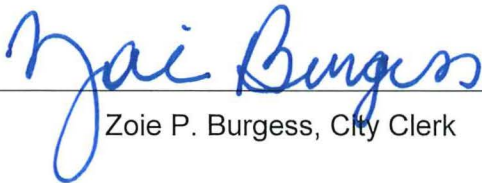
podium, and prior to addressing Council, state your name and address for the record. All public comments will be noted and may receive a response if necessary. Any follow-up will be handled by staff later.

Public Comment – Ms. Alicia Torres – 5447 Whippoorwill Circle – Ms. Torres acknowledged Mayor O'Connor's apology for the earlier decorum issues but also addressed Councilman Werner, suggesting that his reaction during the exchange which she described as dismissive also contributed to the problem and reflected poorly on him as well. Ms. Torres then asked a separate question about where trauma helicopters would land in the area once the current open field is developed into the fieldhouse and Silver Lake neighborhoods. Councilman Gleason responded that helicopters have and will land in roadways when necessary, and that proximity to Fire Station 22 is a key factor in landing site selection given the requirement for a fire truck to be on scene.

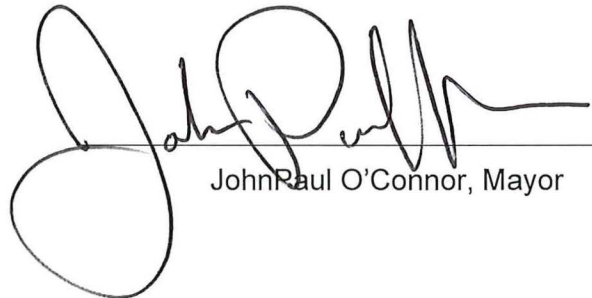
Public Comment – Mr. Bobby Farber – 4829 Saint Armands Way – Mr. Farber expressed excitement about the September 11th remembrance ceremony and 5K event, noting that media organizations including Westlake Magazine and the Palm Beach Post were expected to attend. He spoke enthusiastically about the sponsorships he had personally secured for the event and expressed hope that it would grow in future years.

ADJOURNMENT

There being no further business, Mayor O'Connor adjourned the meeting at 8:42 PM.



Zoie P. Burgess, City Clerk



John Paul O'Connor, Mayor