

CITY OF WESTLAKE



MINUTES

City Council Regular Meeting

Tuesday, February 03, 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:

Zoie P. Burgess, CMC, Acting City Manager
Odet Izquierdo, Acting City Clerk
Sean M. Swartz, City Attorney
Osniel Leon, AICP, Planning and Zoning
Suzanne Dombrowski, P.E., ENV SP, Engineering

A regular meeting of the City Council of the City of Westlake was held on Tuesday, February 3, 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 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, February 3, 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:

Zoie P. Burgess, CMC, Acting City Manager
Sean M. Swartz, City Attorney
Odet Izquierdo, Acting City Clerk

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.

Vice Mayor Langowski made a motion to approve the agenda as presented. 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. Theodore Sarandis - 15780 Cresswind PL – Mr. Sarandis submitted a document for the record and requested the City Council place three ballot questions on the November 3, 2026, general election ballot. Mayor O'Connor indicated that the City Attorney would address this request during his report.

Public Comment – Mr. Bobby Farber – 4829 Saint Armands Way – Mr. Farber provided an update on community improvements, including roundabout lighting and beautification of city marquees. He also mentioned his upcoming meetings with FPL representatives to discuss street lighting and with county officials regarding the Water's Edge traffic signal.

Public Comment – Dr. Anita Kaplan – 5459 Santa Rosa Ln – Dr. Kaplan announced a fundraiser for Seminole Pratt Whitney High School at Carmelo's on Wednesday, February 12th from 7 AM to 5 PM. She encouraged all residents to participate and mention the Westlake School fundraiser when ordering. Mayor O'Connor and Dr. Kaplan also discussed the upcoming "Read for the Record" event on February 26th at the elementary school and encouraged council members to volunteer.

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. Monthly Financial Report – December

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

Motion by Vice Mayor Langowski to approve the consent agenda as presented, 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).

PRESENTATIONS/PROCLAMATIONS

- A. Proclamation 2026-03 - American Heart Health Month

Mayor O'Connor read the proclamation into record, declaring February 2026 as American Heart Health Month in the City of Westlake.

- B. Proclamation 2026-04 - Declaring February Black History Month

Mayor O'Connor read the proclamation into the record, declaring February 2026 as Black History Month in the City of Westlake.

PUBLIC HEARING - QUASI JUDICIAL

A. SPR-2025-04: The applicant is requesting approval of a Site Plan Review for a proposed motor vehicle repair use known as Mavis Tires & Brakes – City of Westlake on Parcel A within the Publix at Westlake Plaza development. Parcel A is located on the east side of the Publix at Westlake Plaza site and abuts the north side of Parcel B. The proposed development consists of a 5,636-square-foot building.

Submitted By: Planning and Zoning

Mayor O'Connor introduced the item.

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

Mr. Leon presented the application for Mavis Tires & Brakes. He noted the applicant would contribute 1% of building construction costs to the art acquisition fund. Mr. Leon provided an overview of the site plan, access points, pedestrian connections, and architectural elements.

Councilman Werner had questions of the potential signage on the building elevations and suggested modifying the condition regarding overnight parking to prohibit "no vehicles" rather than just "no customer or service vehicles." Staff agreed to this change.

Mayor O'Connor opened the public hearing and asked for public comments.

Public Comment – Ms. Annie Rodriguez – 5991 Whippoorwill Circle - Ms. Rodriguez inquired about the building's location in relation to Seminole Pratt Whitney Road, expressing concern about aesthetics. Staff clarified that the building would be set back with landscaping similar to the existing bank.

Public Comment – Mr. Bobby Farber – 4829 Saint Armands Way – Mr. Farber asked about the scope of services to be offered. Ms. Dedrick confirmed Mavis would perform tire services, oil changes, state vehicle inspections, and fluid replacements.

Mayor O'Connor closed public comments.

Motion to approve SPR-2025-04 as proposed by the applicant with the staff-recommended conditions, including the amendment to prohibit any vehicles from parking overnight, was made by Councilman Werner and seconded by Vice Mayor Langowski.

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

A. SECOND READING – Ordinance 2026-01 – An Ordinance Amending the City's Land Development Code to Establish Procedures for Reasonable Accommodation and the Review and Approval of Certified Recovery Residences

Submitted By: Administration

ORDINANCE 2026-01

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, AMENDING THE CITY'S LAND DEVELOPMENT CODE BY CREATING SECTION _____ ENTITLED "REASONABLE ACCOMMODATION"; PROVIDING FOR INTENT, PURPOSE AND DEFINITIONS; PROVIDING FOR THE ESTABLISHMENT OF PROCEDURES FOR THE REVIEW AND APPROVAL OF CERTIFIED RECOVERY RESIDENCES; PROVIDING FOR REASONABLE ACCOMMODATION TO CONFORM WITH LEGISLATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

Mayor O'Connor introduced the item.

Mr. Swartz read the ordinance by title only

Mayor O'Connor opened the public hearing and asked for public comments. Hearing none, he closed the public hearing.

Councilman Werner noted this was a legislative decision required of Westlake and all other cities for compliance purposes.

Motion to approve Ordinance 2026-01 was made by Councilman Gleason and seconded by Councilwoman Leonard.

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).

UNFINISHED BUSINESS

A. MINUTES_City Council Regular Meeting - 11.04.2025 DRAFT

Mayor O'Connor introduced the item.

Councilman Werner requested the deletion of a sentence in the November 4, 2025, minutes on page 7 regarding the waste management approval that stated, "Mayor O'Connor emphasized this had been extensively negotiated and asking for changes now would be out of line." Councilman Werner expressed that he was not out of line and the statement had no business being in the minutes. Mayor O'Connor agreed to the deletion.

Motion to approve the minutes as amended was made by Vice Mayor Langowski and 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).

CITY COUNCIL COMMENTS

A. Councilwoman Leonard had no comments.

B. Councilman Gleason had no comments.

C. Councilman Werner had no comments.

D. Vice Mayor Langowski reported on two Westlake items that were approved by the Treasure Coast Regional Planning Council: the Westlake EAR amendments and the water supply facilities plan. He reminded everyone about the upcoming school fundraiser at Carmela's on February 12th and the Westlake Roger Dean spirit night in Jupiter scheduled for Friday, April 18th.

E. Mayor O'Connor shared information about two upcoming events regarding the proposed AI data center: an official county meeting on February 25th from 6-8 PM at the Village of Royal Palm Grand Ballroom and a citizen-led rally on February 7th from 11 AM-2 PM at Arden in Loxahatchee. He also proposed commissioning a City of Westlake challenge coin for the city's 10-year anniversary, with an approximate cost of \$600-\$750. The Council agreed to have staff look into this.

Mayor O'Connor introduced the new police commander Lt. Michael Kletzky to replace Captain Sandt, who has 32 years of experience with the Sheriff's Office. The commander expressed his commitment to maintaining Westlake's excellent safety record, noting the city had zero violent crime in the previous year.

REPORT - STAFF

REPORT - CITY ATTORNEY

Mr. Swartz addressed Mr. Sarandis earlier request, stating that the Palm Beach County Supervisor of Elections had advised that proposed ballot questions could only be added via court order, even if approved by the Council.

REPORT - CITY MANAGER

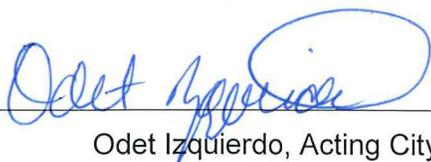
Acting City Manager, Ms. Burgess, discussed the upcoming city manager interviews scheduled for Thursday, February 5th beginning at 8 AM. She requested direction from Council on how to proceed after the interviews. The Council agreed to hold a special meeting on February 24th at 6 PM to discuss rankings and next steps, with the goal of making a final selection at the March meeting and negotiating an employment agreement for approval at the April meeting.

PUBLIC COMMENTS

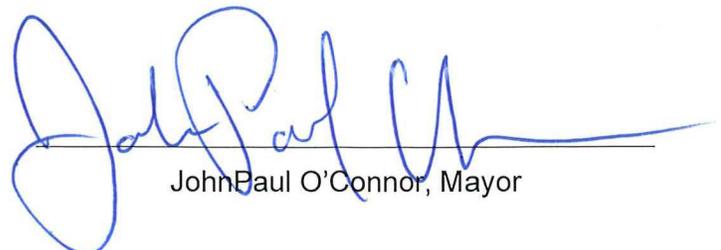
This section of the agenda allows for comments from the public to speak. Each speaker will be given a total of three (3) minutes to comment. A public comment card should be completed and returned to the City Clerk. When you are called to speak, please go to the podium, and prior to addressing Council, 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 6:57 PM.



Odet Izquierdo, Acting City Clerk



John Paul O'Connor, Mayor