

CITY OF WESTLAKE



MINUTES

City Council Special Meeting

Monday, September 14, 2026 at 5:00 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, Engineerin

A City Council Special Meeting of the City of Westlake was held on Monday, September 14, 2026, at 5:00 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 754 0662

Password: hello

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

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

Meeting ID: 2632 754 0662

CALL TO ORDER

Mayor O'Connor called the City of Westlake Special meeting of Monday, September 14, 2026, to order at 5:00 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
Sean M. Swartz, 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 by Vice Mayor Langowski 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.

Mayor O'Connor opened the floor for public comment.

Ms. Burgess reported that no public comment cards had been submitted. No members of the public came forward to speak.

PUBLIC HEARING

- A. SECOND READING:** Ordinance 2026-09 – Large-Scale Future Land Use Map Amendment to change the Future Land Use Map designation of approximately 22.617 acres from Downtown Mixed Use (DMU) to Residential-2 (R-2).

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.

Mayor O'Connor introduced the item.

Mr. Swartz read the ordinance by title only.

Mr. Leon delivered the staff presentation.

Mayor O'Connor opened the public hearing.

Mayor O'Connor opened for council discussion.

Motion by Councilman Werner to approve the second reading and adoption of Ordinance 2026-09 for the large-scale Future Land Use Map amendment as proposed, seconded by Councilwoman Leonard.

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).

B. SECOND 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.

Mayor O'Connor introduced the item.

Mr. Swartz read the ordinance by title only.

Mr. Leon delivered the staff presentation.

Mayor O'Connor opened the public hearing.

Mayor O'Connor opened for council discussion.

Council discussion.

Motion by Councilman Werner to approve the second reading and adoption of Ordinance 2026-08 for the zoning change as recommended by staff, 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).

CITY COUNCIL COMMENTS

A. Councilwoman Charlotte Leonard – no comments.

B. Councilman Erik Gleason remarked that it had been a great weekend for the City, specifically calling out Friday and Saturday as outstanding. He expressed gratitude to Mr. Farber, thanking him for his attention and effort in making the events of both days a success.

C. Councilman Gary Werner – no comments.

D. Vice Mayor Greg Langowski echoed Councilman Gleason's sentiments regarding Mr. Farber and the events of the preceding Friday and Saturday. He additionally announced that the Education Advisory Board meeting was scheduled for that Thursday at 6:00 PM at the City offices, encouraging community awareness of the upcoming meeting.

E. Mayor JohnPaul O'Connor similarly echoed his colleagues praise, remarked that the turnout had been incredible, describing the ceremony as simultaneously somber and uplifting. He extended a "huge shout out" to Mr. Farber for bringing the ceremony forward, calling it "very, very, very well done."

Mayor O'Connor then shared that the following day he had participated in his very first 5K race. He described the event as featuring a huge turnout in support of a wonderful cause, and expressed genuine enthusiasm at having been able to participate for the first time.

REPORT – STAFF

No Comments.

REPORT - CITY ATTORNEY

No Comments.

REPORT - CITY MANAGER

Mr. Brown echoed the Council's comments regarding the weekend's events. He noted that most Council members had been present at the 9/11 Towers ceremony and that the 5K race had been well attended. He gave particular recognition to Yla Flores of City staff, describing her as "amazing" and crediting her with coordinating the entire effort surrounding the 5K.

Mr. Brown advised the Council that an after-action report would be prepared and shared publicly, providing details on the event's economics and outcomes. He noted the Council would have an opportunity to weigh in on the direction of future events.

PUBLIC COMMENTS

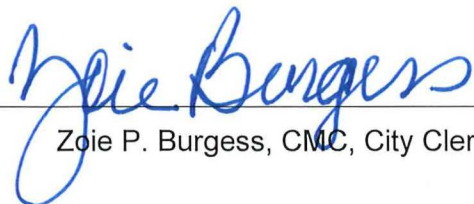
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Mayor O'Connor opened the floor for a second round of public comment.

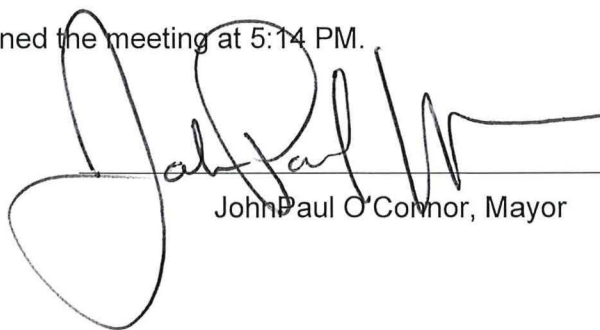
Ms. Burgess reported that no public comment cards had been received. No members of the public came forward to speak.

ADJOURNMENT

There being no further business, Mayor O'Connor adjourned the meeting at 5:14 PM.



Zoie P. Burgess, CMC, City Clerk



John Paul O'Connor, Mayor