

CITY OF WESTLAKE



MINUTES

City Council Regular Meeting

Tuesday, April 07, 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
Donald J. Doody, Esq., 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, March 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: 2864 699 6546
Password: hello

2. Participants also dialed in using the following number:

United States Toll: +1-650-479-3208
Meeting ID: 2864 699 6546

CALL TO ORDER

Mayor O'Connor called the City of Westlake regular meeting of Tuesday, April 7, 2026, to order at 6:01 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
Donald J. Doody, Esq., 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.

Councilman Werner made a motion to approve the agenda as presented. Seconded by Councilwoman Leonard.

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.

PBSO provided their monthly report.

Mayor O'Connor opened for public comments.

Public Comment – Mr. Bobby Farber – 4829 Saint Armands Way – Mr. Farber provided his regular streetlight report, he announced significant progress.

Public Comment – Ms. Stormi Bivin – 16100 Key Biscayne Lane - Ms. Bivin spoke as a member of the Wellington Garden Club and as a Westlake resident. She reminded the council of her November 2024 presentation offering to fund a Blue Star memorial in the new park. She asked for an update on the park's status, as she had last heard grass might be available by July. Mayor O'Connor confirmed they still intended to have Fourth Fest in the park and were looking for money from Tallahassee for the next phase. He suggested they might consider finding a temporary home for the memorial and relocating it later.

Public Comment – Ms. Marjorie Perry – 5351 Saint Armands Way - Ms. Perry raised quick points. First, she expressed disappointment about Walmart, stating it wasn't why she moved to Westlake. While she understood it was Minto's decision to rent or sell to whomever they wanted, she felt the city and council hadn't been proactive enough in talking to Minto about what they wanted in Westlake. Second, she noted that the resolution about Senate Bill 484 was somewhat null because it had passed without the 5-mile provision she had mentioned at the last meeting. Third, she mentioned attending a press conference by the school that had support from the Palm Beach County Teachers Union, the state of Florida PTAs, and the city of Wellington. She asked why Westlake, as a body, couldn't send a letter or make a statement to the county before the April 23rd meeting.

Public Comment – Dr. Rudolph Tinker – Loxahatchee – Mr. Tinker thanked citizens for coming out to engage their council. He announced he was running for county commission district 6, which covers Westlake and all the western area. He thanked Westlake people for their support, noting he had collected signatures at the Westlake DMV, with 1,391 qualifying as of the previous Friday. He mentioned fighting against the data center project Tango, having held a public meeting with CTA members to try to slow or stop the project. He congratulated the newly sworn council members and praised how well the city had integrated into Loxahatchee.

Public Comment – Donna Peters – 3986 Whippoorwill Circle - Ms. Peters returned to discuss pickleball and tennis courts, expressing frustration about driving to Wellington and Greenbrier Park for these activities due to gas prices. She had been in Westlake for going on two years and was told a park was coming as phase 2, asking about the development timeline for pickleball and tennis. She also asked about restaurants, specifically sit-down casual restaurants beyond just Gator Grill and Pomodoro, noting she had to drive for dinner options.

Public Comment – David Scheinmas – 15807 Amelia Terrace – Mr. Scheinmas thanked the council for their work and raised several concerns. He noted that Century 21 puts out about 30 signs starting from Publix on Sundays, and companies like "1-800 junk" and roofing companies were also posting signs. Mr. Scheinmas suggested fining companies for each sign they leave. He also mentioned traffic issues, noting that the light coming out of Publix from Planet Fitness was very quick, allowing maybe one car through, which could cause people to try to rush through. He suggested increasing the light timing.

Public Comment – Sue Loyzelle – 19711 Weathervane - Ms. Loyzelle spoke about project Tango, thanking Mayor O'Connor for putting the data center resolution on the agenda and for providing a template. She emphasized the importance of each city designing resolutions that meet their needs and was happy Westlake was supporting the hyperscale AI data center discussion. She noted that this could be both a detriment and a blessing but needed to be in the right place, not within such a short distance.

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

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. Swear In Council - Mayor, Vice Mayor, Councilman Gleason

Submitted by: City Clerk's Office

Mayor O'Connor, Vice Mayor Langowski, and Councilman Gleason were sworn in for their new terms.

- B. Proclamation 2026-08 - Water Conservation Month

Mayor O'Connor read Proclamation 2026-08 into record declaring April 2026 as Water Conservation Month

- C. Proclamation 2026-09 - National Days of Remembrance

Mayor O'Connor read Proclamation 2026-09 into record declaring April 13th through 20th as National Days of Remembrance, commemorating the Holocaust

PUBLIC HEARING - QUASI JUDICIAL

- A. **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

Mayor O'Connor introduced the item.

Mr. Doody 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 site plan approval for a 24.29-acre site for a proposed Walmart Supercenter. The development includes a 188,779 square foot main retail building and a 1,618 square foot convenience store with 10 fuel pumps, totaling approximately 190,397 square feet. The site is located within the downtown mixed use future land use designation and mixed-use zoning district.

Mr. Leon detailed the site's background, and the proposed site plan includes the one-story main building with ancillary uses like grocery, vision, home and fashion, pharmacy, liquor store, and auto care.

Staff recommended several conditions including a 1% building construction cost contribution to the city's art acquisition fund, limitations on outdoor merchandise display, designated loading areas, proper platting requirements, water management tract dedication, liquor store limitations pending variance approval, and a future traffic analysis for potential intersection improvements.

Mr. Hearing, representing both Minto PBLH LLC and Walmart, expressed enthusiasm about the project, calling it a "bespoke Westlake Walmart" that would be unique compared to other Walmart stores in Florida. He noted it had been about 11 years since a Walmart was built in Palm Beach County, and they had completely retooled their approach to retailing for 2026.

Mr. Hearing explained the site's location in the downtown mixed use land use and zoning district, emphasizing that retail use is permitted by right, not requiring conditional use or special exception approval. The application meets all technical requirements of the comprehensive plan and code, with Palm Beach County issuing traffic performance standard approval.

Mr. Hearing showed detailed elevations and renderings. He walked through various building features including online pickup and delivery areas, drive-through pharmacy, wine and spirits section, garden center, automotive services with three bay doors, and strategically located tire storage tucked into the building design.

Mayor O'Connor opened for public hearing.

Public Comment – Mr. Bobby Farber – 4829 Saint Armands Way – Mr. Farber asked several operational questions: whether trailers would be present, how abandoned cars would be handled, confirmation that it wouldn't be 24-hour operation, parking lot cleaning methods and frequency, shopping cart collection frequency, auto/tire service hours, and parking percentages.

Public Comment – Alicia Torres – 5447 Whipoorwill Circle – Ms. Torres asked about overnight RV parking policies, job creation estimates and full-time position percentages, and overnight parking concerns for auto care services. Ms. Torres complimented the beautiful appearance of the proposed store.

Public Comment – Jim Auguste - 4684 Woodland Way – Mr. Auguste expressed concerns about Walmart's impact on property values, citing statistics showing negative effects. He argued that most residents don't mind traveling for shopping and that the area doesn't have adequate transportation infrastructure. He noted that morning school traffic already takes nearly an hour to pass, questioning whether proper traffic studies were conducted. He provided information about Walmart's potential negative impacts and hoped the council would be mindful of property owner interests.

(The meeting was temporarily recessed at this point and resumed at 7:47 PM)

Fire Department provided their monthly report.

Public Comment – Public Comment – Lee Kaplan (15817 Key Biscayne Lane) Mr. Kaplan, focused primarily on traffic concerns, noting that Seminole Pratt Whitney is the only northwest way into and out of the city. He questioned how many people would come from elsewhere to shop at this Walmart, referencing the short cycle at the Persimmon/Seminole Pratt Whitney light that only allows one car through. He worried about the cumulative

impact when school is in session and asked whether any traffic studies were conducted, expressing concern that problems would become apparent only after it's too late to address them.

Public Comment – Mr. Katz (7040 Seminole Pratt Whitney Road) Mr. Katz asked whether the city had reviewed Department of Justice studies regarding Walmart's impact on communities, property value studies, impacts on limited police resources, potential increases to local business tax receipts to generate more revenue from the big box retailer, and whether nuisance ordinances would be considered given the city sometimes has only one deputy available. He also asked about traffic studies considering visitors from Belle Glade, Pahokee, South Bay, and other surrounding areas, environmental studies for the gas station near water supply, and property value impacts that studies show could decrease.

Public Comment – Ms. Stormi Bivin – 16100 Key Biscayne Lane - Ms. Bivin complimented the attractive elevations and plans, focusing on landscaping concerns. She noted that while new plantings look beautiful and enhance sites, she was concerned about long-term maintenance. She hoped Westlake would have a long-term plan requiring maintenance to keep developments beautiful and incorporate more native trees that are better suited to the climate.

Public Comment – Dr. Rudolph Tinker – Loxahatchee – Dr. Tinker clarified he wasn't opposing the Walmart but was concerned about traffic impacts on Seminole Pratt Whitney. He worried about commercial truck deliveries when Loxahatchee was fighting to eradicate commercial trucks. He suggested designing store entrances off the main road, perhaps via Sycamore or 60th Street, since Seminole Pratt is the lifeline for western communities. He called for bigger conversations about opening alternative routes and potentially expanding Seminole Pratt even further.

Council questions and discussion on several items and concerns raised by the public were addressed by the Walmart team.

Ms. Nguyen, Traffic Engineer for the City provided a presentation on traffic studies conducted and roadway connections to help answer a lot of the concerns and questions regarding the traffic issue in the city.

Mayor O'Connor called for a motion.

Motion by Councilman Werner to approve SPR 2025-01 with conditions as recommended by staff plus additional conditions: hours limited to 6 AM to 11 PM, ongoing landscape maintenance and replacement requirements, no overnight parking, appropriate signage, and parking lot cleanliness standards, 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).

- B. 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

Mayor O'Connor introduced the item.

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

Staff presentation by Mr. Cleves, the applicant, requested a distance exception from the required 1,000-foot separation from another establishment licensed for alcohol sales. The proposed Walmart liquor store would be approximately 800 feet from XCEL Padel, which has a beer and wine license. Staff determined the request met criteria: the property is not within 1,000 feet of any school, and granting the variance wouldn't materially impair public safety, health, morals, or welfare.

Applicant presentation by Mr. Hearing explained the situation involving XCEL Padel beer and wine license for on-site consumption at their snack venue versus Walmart's package store for off-site consumption. The uses are distinctly different, and the variance was needed due to code nuances. They are well over 1,000 feet from any other package store (Publix) and meet all variance criteria.

Mayor opened for public comments.

Mayor O'Connor called for a motion.

Motion by Councilman Gleason to approve VAR 2026-01 as presented, 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).

- 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

Mayor O'Connor introduced the item.

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

Staff presentation by Mr. Cleves, 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.

Applicant presentation by Mr. Hearing described the signage design in context of the building's 1,000-foot setback and large facade. The signs use way-finding elements and are appropriately scaled to the building. All signage consists of individual channel letters, which is higher quality than typical Walmart stores. The waivers address technical code requirements while maintaining appropriate design standards.

Mayor opened for Council discussion.

Mayor opened for public comments.

Public Comment – Alicia Torres – 5447 Whipoorwill Circle – Ms. Torres asked for confirmation that all sign components would be channel letters, which Mr. Hearing confirmed affirmatively.

Mayor O'Connor called for a motion.

Motion by Councilman Gleason to approve MSP 2025-01 with requested waivers, seconded by Councilman Werner.

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).

- 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

Mayor O'Connor introduced the item.

City Attorney requested continuation of this item at the applicant's request.

Mayor O'Connor called for a motion.

Motion by Council Councilman Werner to approve the request to open the public hearing and continue this matter to the next regular meeting, seconded by Councilwoman Leonard.

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 HEARING

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

Submitted By: Planning and Zoning

ORDINANCE NO. 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.

Mayor O'Connor introduced the item.

Mr. Doody read the ordinance by title only.

Mr. Leon provided a brief summary noting the Land Planning Agency approved the ordinance with staff direction to review accessory structure heights. Mr. Leon noted the existing 25-foot height limit was already in the code and they would examine any impacts, though typically accessory structures aren't higher than main structures.

Mayor O'Connor opened for public comments.

Mayor O'Connor opened for council discussion.

Mayor O'Connor called for a motion.

Motion by Councilwoman Leonard, to approve first reading Ordinance 2026-02 as amended (correcting the ordinance number), seconded by Vice Mayor Langowski.

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).

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.

Mayor O'Connor introduced the item.

Mr. Doody read the ordinance by title only.

Acting City Manager Ms. Burgess explained the charter requirement for annual vice mayor selection and requested council select a member and approve the resolution.

Mayor O'Connor opened for council discussion.

Mayor O'Connor took the privilege to nominate Vice Mayor Langowski for reappointment.

Mayor O'Connor called for a motion.

Motion by Councilwoman Leonard to continue with the current Vice Mayor Langowski, seconded by Councilman Gleason.

ROLL CALL

Councilwoman Leonard	YES
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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. 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.

Mayor O'Connor introduced the item.

Mr. Doody read the ordinance by title only.

Acting City Manager Mr. Burgess explained the resolution's support for legislation addressing hyperscale data center siting with proximity protections for schools and residential neighborhoods.

Mayor O'Connor opened for council discussion.

Mayor O'Connor proposed amendments since House Bill 1007 no longer existed, removing references to it and adding language about Palm Beach County establishing a 5-mile minimum distance requirement to protect students from industrial noise, vibration, light, and emissions.

Motion by Councilman Gleason to amend the resolution as outlined by the City Attorney, seconded by Vice Mayor Langowski.

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).

Mayor O'Connor called for a motion to approve Resolution as amended.

Motion by Vice Mayor Langowski to approve the resolution as amended, 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).

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.

Mayor O'Connor introduced the item.

Mr. Doody read the ordinance by title only.

Acting City Manager Ms. Burgess explained the resolution supporting the State Road 7 extension from Okeechobee Boulevard to Northlake Boulevard to address traffic congestion and improve regional connectivity, emergency response times, and hurricane evacuation capabilities.

Mayor O'Connor opened for council discussion.

Mayor O'Connor called for a motion.

Motion by Councilwoman Leonard to approve Resolution 2026-05 supporting the State Road 7 extension, 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).

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.

Mayor O'Connor introduced the item.

Vice Mayor Langowski clarified the appointee's name as Chad Lovitt, currently an alternate member being moved to full voting member status.

Mayor O'Connor called for a motion to appoint Chad Lovitt.

Motion by Councilman Werner to appoint Chad Lovitt as a permanent member of the Education Advisory Board, seconded Vice Mayor Langowski.

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).

Mr. Doody read the ordinance by title only.

Mayor O'Connor called for a motion to approve the Resolution as stated.

Motion by Councilman Werner approval of the resolution as stated, seconded 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).

CITY COUNCIL COMMENTS

Councilwoman Charlotte Leonard – no comments

Councilman Erik Gleason - Referenced upcoming race discussion by the city manager.

Councilman Gary Werner - Made two requests: 1) Convene a special meeting this month to finalize the city manager candidate decision, and 2) Seek council support to initiate RFPs for planning, building, and engineering staff contracts, noting these evergreen contracts haven't been bid in at least 8 years.

Vice Mayor Greg Langowski - Reported on Education Advisory Board activities, including recognizing dual-enrolled Seminole Ridge High School students and teacher of the year at the May council meeting. He announced the April 30th groundbreaking for Westlake Elementary School at 9 AM and the next Education Advisory Board meeting April 30th at 6 PM at City offices.

Mayor JohnPaul O'Connor - Announced his speaking engagement at a Smart Cities conference in West Palm Beach (April 14-15) with free registration available to council members. He reported progress on city manager contract negotiations, recommending a workshop or special meeting for discussions since it would need its own meeting. He congratulated reelected colleagues, expressed enthusiasm for continuing to lead the city forward, and requested calendar coordination through the city manager for the workshop meeting.

REPORT – STAFF

No report provided

REPORT - CITY ATTORNEY

No report provided

REPORT - CITY MANAGER

Acting City Manager Burgess provided several updates:

New Businesses: Chase Bank began excavation within the past week. New businesses coming to Westlake Palms Plaza include Goodwill donation center, Ella Cafe, Westlake Eye Care, and another barbershop.

Spring Fest: Thanked attendees and noted areas for improvement with their new special events coordinator. The event featured 48 market vendors, 3 community vendors, and 3 sponsors.

5K Race Plans: Proposed hosting the race in September as a Tunnel to Towers Foundation third-party fundraiser, allowing use of their logo and providing a dedicated fundraising site. She requested council consideration for bringing this back formally once foundation guidelines and agreements are received for city attorney review.

Palm Beach League of Cities Luncheon: Requested approval to purchase a table for the May 27th installation luncheon where Mayor O'Connor will be sworn in as president. Council provided consensus approval.

Councilwoman Leonard requested a future discussion about events in general, including their purpose and costs, based on conversations heard from vendors and attendees.

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 – Alicia Torres – 5447 Whippoorwill Circle – Ms. Torres asked about the status of art in public places funds and public transportation to serve the new Walmart and Lowe's, referencing former city manager involvement with county transit discussions. Mayor O'Connor mentioned appropriations for a "Go West" program that would bring transit to Westlake, pending state budget approval.

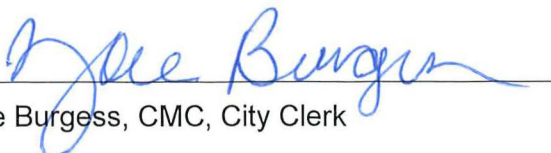
Public Comment – Mr. Bobby Farber – 4829 Saint Armands Way – Mr. Farber expressed excitement about the Tunnel to Towers 5K race. He expected it to be huge as the first Tunnel to Towers sanctioned 5K on the East Coast of Florida, with plans for a September 11th ceremony and September 12th race at 7:30 AM. He envisioned this bringing many people to see Westlake and eventually establishing a memorial in the future park, with art installations.

Public Comment – Ms. Marjorie Perry – 5351 Saint Armands Way - Ms. Perry asked about the data center resolution distribution to the Board of County Commissioners before their April 23rd vote. Mayor O'Connor confirmed it would be transmitted to them.

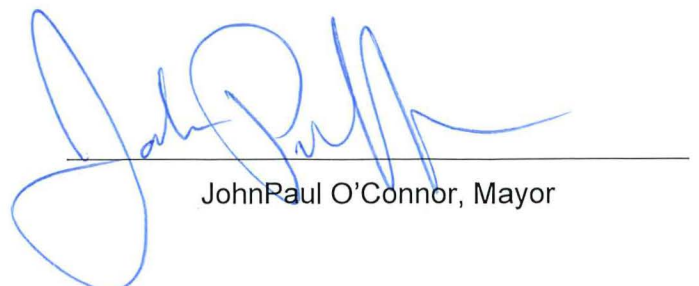
Public Comment – Sue Loyzelle – 19711 Weathervane – Ms. Loyzelle thanked the council for the resolution and thanked Westlake residents for donations to the Western Palm Beach Community Alliance, which helped fund lobbying efforts in Tallahassee that achieved some success regulations. She provided information about the April 23rd County meeting.

ADJOURNMENT

There being no further business, Mayor O'Connor adjourned the meeting at 9:53 PM.



Zoie Burgess, CMC, City Clerk



JohnPaul O'Connor, Mayor