

# CITY OF WESTLAKE



## MINUTES

### **City Council Regular Meeting**

Tuesday, January 06, 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, January 6, 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, January 6, 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  
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 Councilman Gleason.

### **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).

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## **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 gave their monthly report.

Fire Rescue also provided their monthly report.

Public Comment – Ms. Marjorie Perry – 5351 Saint Armands Way - Ms. Perry asked what the city council thought about Project Tango and whether they had any input. Council members indicated they had been instructed by counsel that it would not be appropriate to discuss it on the dais but offered to share their personal opinions off the dais. Mayor O'Connor stated he had looked into it deeply and would be happy to discuss it via email or phone.

Public Comment – Mr. Bobby Farber – 4829 Saint Armands Way – Mr. Farber shared a couple of concerns about people doing donuts in cars at night, leaving tire marks on streets. He provided a street lighting update, 55 lights were out, now down to 33, with 22 fixed. Also sharing a bit of feedback of the holiday market, noting poor council turnout, lack of holiday atmosphere, and insufficient Westlake branding. He suggested improvements including proper placement of Santa and snow globe displays, holiday music instead of a DJ, and prominent Westlake branding banners at the entrance

## **PRESENTATIONS/PROCLAMATIONS**

- A. Proclamation 2026-01 - Martin Luther King Jr. Day

Mayor O'Connor read the Proclamation 2026-01 into the record declaring January 19th, 2026, as Martin Luther King Junior Day.

- B. Proclamation 2026-02 - Holocaust Remembrance Day

Mayor O'Connor read the Proclamation 2026-02 into the record declaring January 27th, 2026, as Holocaust Remembrance Day.

## **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 and Seminole Improvement District Joint Workshop 09.02.2025 DRAFT
- B. MINUTES\_City Council Regular Meeting - 12.02.2025 DRAFT
- C. MINUTES\_City Manager Application Review by FCCMA Senior Advisors Minutes 12.09.2025 DRAFT
- D. Monthly Financial Report - November

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 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).

**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

This item was tabled to the February 2026 meeting.

**B. MSP-2025-03:** The applicant is requesting Master Sign Plan approval for Pod G North to be known as Town Center West, located West of Seminole Pratt Whitney Road, South of Town Center Pkwy N, and North of Town Center Pkwy S. The plan includes two (2) previously approved Pod Entry Monument signs and six (6) ground signs, arranged in two (2) sign groupings at the north, east, and south entrance of Pod G North. The subject application includes five (5) waivers.

**Submitted By:** Planning and Zoning

Mayor O'Connor introduced the item.

Mr. Doody read the ordinance by title only.

Mr. Cleves with Planning and Zoning presented the application which included 5 waivers.

Mr. Hearing also gave his presentation.

Council discussion and questions ensued.

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

After closing the public hearing, Mayor O'Connor outlined two conditions for approval.

Motion by Councilman Werner to approve the proposed sign plan with the 2 conditions specified by the mayor and the waivers as requested and recommended by staff, 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).

**PUBLIC HEARING**

- A. SECOND READING:** Ordinance 2025-10 – Chapter 111 & Chapter 101 Zoning Text Amendment (Recreation, Indoor Sport Court)

**Submitted By:** Planning and Zoning

**ORDINANCE NO. 2025-10**

**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 A DEFINITION FOR "RECREATION, INDOOR SPORT COURT"; AND AMENDING CHAPTER 111, "PARKING," TO REVISE SECTION 111-192, "GENERAL PROVISION," INCLUDING AMENDMENTS TO TABLE 111-192, "REQUIRED OFF-STREET PARKING SPACES," TO ESTABLISH PARKING REQUIREMENTS FOR RECREATION, INDOOR SPORT COURTS; 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 presented the second reading, noting there had been no changes from the first reading approved by council on December 2nd. Staff recommended approval.

Council discussion and questions ensued.

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

Motion by Councilman Werner to approve ordinance number 2025-10 as recommended and as previously approved in the first reading, seconded by Vice Mayor Langowski.

**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).

- B. FIRST 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. Doody read the ordinance by title only.

Mr. Doody explained this ordinance was mandated by Florida legislature through a law that became effective July 2025, requiring all Florida municipalities to establish procedures for reasonable accommodations starting January 2026. Key provisions included:

- Process for requesting reasonable accommodation from local land use regulations
- Consistency with Fair Housing Amendment and Americans with Disabilities Act
- Written application process with date stamping requirements
- 30-day notification period for additional information requests
- 60-day deadline for final written determination (deemed approved if not met)
- No additional public hearings beyond minimum required by law
- Does not supersede existing HOA declarations under chapters 718, 719, or 720

Mr. Doody emphasized the city has no licensing or enforcement authority over operations only zoning authority and that this was solely to comply with state law with no pending applications.

Councilman Werner noted he had discussed several potential adjustments with the Mr. Doody but was told they weren't permissible under state legislation. He asked about adding notification requirements, noting the ordinance included 300-foot notification for appeals but not for initial applications. After discussion, Werner proposed adding a requirement for the city to notify property owners within 300 feet when an application is filed.

Councilwoman Leonard asked for clarification on what constitutes a recovery residence. Mr. Doody confirmed it encompasses various types of recovery including alcohol recovery, with certification under DCF.

Mayor O'Connor cautioned about treading lightly with public questions to avoid Fair Housing Act issues.

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

Public Comment – Dr. Anita Kaplan – 5459 Santa Rosa Ln – Dr. Kaplan asked whether this would supersede existing sex offender distance requirements from schools. Mr. Doody assured her it was a completely separate statute that wouldn't affect existing sexual offender regulations.

Public Comment – Mr. Bobby Farber – 4829 Saint Armands Way – Mr. Farber asked for clarification about whether these recovery residences could be anywhere in the city. Mr. Doody confirmed it was a citywide procedure for reasonable accommodation applications. Councilman Werner reminded everyone that it doesn't supersede HOA bylaws and suggested residents contact their HOAs about the ordinance.

Motion by Councilman Werner to adopt Ordinance 2026-01 as amended, 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).

## **NEW BUSINESS**

- A. Presentation of Top Three Candidates for the Happy Program

**Submitted By:** Administration

This item was tabled until the City Manager returns.

B. City Manager Recruitment Process – Selection of Semi Finalists

**Submitted By:** Administration

Acting City Clerk Ms. Izquierdo presented the senior advisers review of 19 applications based on required knowledge and competencies, categorized as: qualified meets all requirements, qualified does not meet all requirements, and not recommended.

The council agreed to conduct background checks on all 8 qualified candidates who have not withdrawn. After a recess to check calendars, the council selected February 5th as the primary interview date with February 19th as backup, pending office availability confirmation. The interviews would be conducted in a round-robin format with council members in separate locations, likely taking a full day.

C. Consideration and Approval of Fireworks Display Contract with Zambelli Fireworks Manufacturing Co. for July 4, 2026

**Submitted By:** Administration

Mayor O'Connor introduced the item for consideration and approval of Fireworks Display Contract with Zambelli Fireworks Manufacturing Co. for July 4, 2026.

Mayor O'Connor expressed concern about approving a contract of this size without multiple quotes but acknowledged the time constraints, he recognized they get an incredible deal with Zambelli but still wanted to see multiple quotes for next year, which would need to start immediately.

Council discussion ensued.

Motion by Councilman Werner to approve the proposed agreement with Zambelli as recommended by staff, 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. City Council Travel and Meal Expenditure Policy

**Submitted by:** Administration

Mr. Doody presented this item, based on the comments from the last council meeting, noting it had never been formally adopted by council but had been adhered to administratively.

Council discussion ensued.

Council members suggested workshopping the policy or having the new city manager work with council members to address concerns.

Motion by Vice Mayor Langowski to table the city council travel and meal expenditure policy until we have a new city manager, 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).

E. MINUTES\_City Council Regular Meeting - 11.04.2025 DRAFT

Mayor O'Connor introduced the item.

Councilman Werner pulled these minutes, unable to locate the specific issue, he requested to table the item.

Motion by Councilman Werner to table this item till our next meeting, seconded by Vice Mayor Langowski.

**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 wished everyone Happy New Year and asked whether the city does a proclamation for American Heart Month in February. She recommended adding one, which the mayor agreed to.

B. Councilman Gleason wished everyone Happy New Year and said he didn't have much else, noting he would see everyone next month.

C. Councilman Werner similarly wished Happy New Year to the community and board members, had no other questions or comments, and felt they had covered a lot of ground.

D. Vice Mayor Langowski offered Happy New Year wishes and reminded everyone that the Education Advisory Board meets Thursday at 6 PM at the city building.

E. Mayor O'Connor closed by wishing everyone Happy New Year

**REPORT – STAFF**

Acting City Clerk Ms. Izquierdo announced that Spring Fest would be held March 28th, which is a Saturday.

**REPORT - CITY ATTORNEY**

The City Attorney wished everyone Happy New Year.

**REPORT - CITY MANAGER**

No report as the City Manager was absent.

**PUBLIC COMMENTS**

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Public Comment – Dr. Anita Kaplan – 5459 Santa Rosa Ln – Dr. Kaplan suggested getting sponsors specifically for the fireworks display, noting other places do this. She acknowledged the cost seemed high and suggested

marketing opportunities for companies. Mayor O'Connor explained they do get sponsorships for Fourth Fest but it's difficult to get one sponsor to write a check for the full fireworks amount.

Public Comment – Mr. Bobby Farber – 4829 Saint Armands Way – Mr. Farber ask about the fireworks contract details whether it was multi-year and whether they get RFPs from other companies. Mayor O'Connor confirmed they had priced it out casually and had an amazing deal for 22 minutes of fireworks but agreed they should get formal quotes next year to confirm.

Public Comment – Mr. Theodore Sarandis - 15780 Cresswind PL – Mr. Sarandis addressed what he called the two most important issues in the city's 9-year history, potential Walmart calling it "a terrible choice" due to traffic congestion and "bringing undesirable people into the city". Also, the massive artificial intelligence complex the county wants to build adjacent to Westlake.

He proposed putting two ballot questions to voters in November's general election:

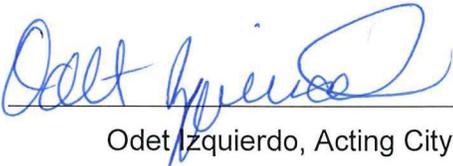
- "Do the citizens of Westlake approve a Walmart in the city?"
- "Do the citizens of Westlake approve an artificial intelligence complex to be built adjacent to the city?"

He emphasized that Westlake has never had an election in its 9-year history and urged the council to give citizens the opportunity to vote, warning that not doing so would send "a terrible message to the residents that the council's going to make those decisions, not the residents."

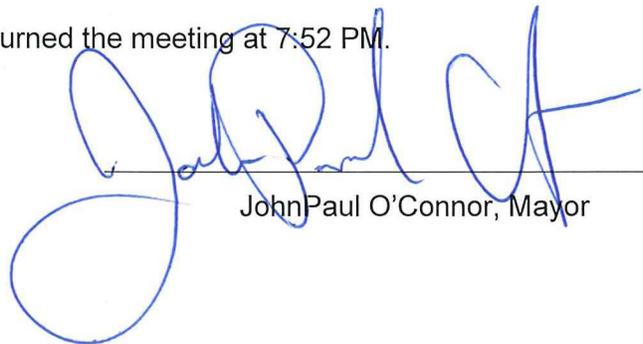
Public Comment – Alicia Torres – 5447 Whippoorwill Circle – Ms. Torres asked if anyone knew when ground would break on the section of 60th immediately north of Westlake. No one had information on a specific date.

## ADJOURNMENT

There being no further business, Mayor O'Connor adjourned the meeting at 7:52 PM.



Odet Izquierdo, Acting City Clerk



John Paul O'Connor, Mayor