

# CITY OF WESTLAKE



## MINUTES

### **City Council Regular Meeting**

Tuesday, March 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  
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: 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, March 3, 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 a motion to modify the agenda to include a line item for City Manager discussion. Councilman Werner made a motion to approve the agenda as amended. Seconded by Vice Mayor Langowski.

### **ROLL CALL**

|                      |     |
|----------------------|-----|
| Councilman Werner    | YES |
| Councilman Gleason   | YES |
| Vice Mayor Langowski | YES |
| Mayor O'Connor       | YES |

With all in favor, motion carried without dissent (4-0).

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

Councilman Gleason made a motion to approve the agenda as amended, seconded by Vice Mayor Langowski.

**ROLL CALL**

|                      |     |
|----------------------|-----|
| Councilman Gleason   | YES |
| Vice Mayor Langowski | YES |
| Mayor O'Connor       | YES |
| Councilman Werner    | YES |

With all in favor, motion carried without dissent (4-0).

**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. Bobby Farber – 4829 Saint Armands Way – Mr. Farber addressed the council regarding ongoing streetlight issues throughout the city. Mr. Farber also reported that holiday lights were not functioning during February and mentioned landscaping concerns.

Public Comment – Alicia Torres – 5447 Whipoorwill Circle – Ms. Torres inquired about the city's future office location. Mayor O'Connor explained that the city decided to remain in its current location rather than move to a new space, citing financial benefits.

**PRESENTATIONS/ PROCLAMATIONS**

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- A. Proclamation 2026-05 - Florida Bicycle Month

Mayor O'Connor read the Proclamation 2026-05 into the record declaring March 2026, as Florida Bicycle Month.

- B. Proclamation 2026-06 - Let's Move Palm Beach County

Mayor O'Connor read the Proclamation 2026-06 into the record recognizing Let's Move Palm Beach County initiative.

- C. Proclamation 2026-07 - Women's History Month

Mayor O'Connor read the Proclamation 2026-07 into the record declaring March 2026, as Women's History Month.

**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 Regular Meeting - 11.04.2025 DRAFT
- B. MINUTES\_City Council Regular Meeting - 01.06.2026 DRAFT

- C. MINUTES\_City Council Regular Meeting - 02.03.2026 DRAFT
- D. Monthly Financial Report - January

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

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

### **PUBLIC HEARING**

- A. **ADOPTION (SECOND READING):** Ordinance 2025-09 – 2025 10-Year Water Supply Facilities Work Plan.

**Submitted By:** Planning and Zoning

#### **ORDINANCE NO. 2025-09**

**AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, AMENDING THE COMPREHENSIVE PLAN TO APPROVE FOR TRANSMITTAL AND SUBSEQUENT ADOPTION BY REFERENCE AN UPDATED 10-YEAR WATER SUPPLY FACILITIES WORK PLAN AS REQUIRED BY SECTION 163.3177, FLORIDA STATUTES; PROVIDING FOR THE ADOPTION OF AMENDMENTS TO THE CITY'S COMPREHENSIVE PLAN TO IMPLEMENT THE UPDATED WATER SUPPLY FACILITIES WORK PLAN; PROVIDING FOR ADOPTION OF UPDATED POLICIES WITHIN THE COMPREHENSIVE PLAN INFRASTRUCTURE ELEMENT; PROVIDING FOR TRANSMITTAL TO FLORIDACOMMERCE (THE STATE LAND PLANNING AGENCY); PROVIDING THE REPEAL OF LAWS IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.**

Mayor O'Connor introduced the item.

Mr. Doody read the ordinance by title only.

Mr. Leon presented the item as the second reading of the 10-year water supply facilities work plan required by Section 163.3177 Florida Statutes. The City Council had approved the first reading on December 2, 2025, and staff received no comments from agencies or the public, with only minor comments from the South Florida Water Management District that were addressed.

Mayor O'Connor opened the public hearing, and no public comments were received, so the hearing was closed.

Councilman Werner questioned whether the plan's reference to units was consistent with the comprehensive plan.

Mr. Leon confirmed this was concurrent with the ongoing comprehensive plan amendment that had been transmitted to the state and would return for adoption, ensuring consistency between documents.

Motion by Vice Mayor Langowski to adopt Ordinance 2025-09, 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).

**NEW BUSINESS**

A. SpringFest 2026 Temporary Land Use Agreement

**Submitted by:** Administration

Mayor O'Connor introduced the item.

Acting City Manager Ms. Burgess presented the agreement required for SpringFest, scheduled for March 28th from 11 AM to 3 PM. The agreement allows the city to use the property "as is" for parking and activities, with the city responsible for restoring the property after the event.

Ms. Burgess reported strong vendor participation with 33 paid vendors, 9 food trucks, and 9 sponsors.

Motion by Councilman Werner to approve the SpringFest 2026 Temporary Land Use Agreement, 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).

B. Consideration and Selection of Finalist for the Position of City Manager

Mayor O'Connor opened discussion on the city manager selection process, acknowledging two highly qualified candidates from their shortlist.

Councilman Werner expressed his inclination for Mr. Brown, citing his diversified experience across various cities and populations, his education credentials including ICMA certification and AICP planning designation, and his comprehensive background that would support Westlake's next chapter of growth and development.

Councilman Gleason echoed support for Mr. Brown, highlighting his diverse experience and ability to secure funding through various innovative approaches. Councilman Gleason particularly appreciated Brown's ideas for a potential city hall/recreation center/activity center and the different funding mechanisms he proposed.

Mayor O'Connor emphasized the importance of working successfully with existing staff, Mayor O'Connor shared an experience from another city where hiring an otherwise qualified person failed because they couldn't work effectively with existing staff.

Councilwoman Leonard agreed with her council's assessment of Mr. Brown's experience, education, and special talent for interim management.

Vice Mayor Langowski concurred with the unanimous sentiment, praising Mr. Brown's background and their productive conversations about future city needs and initiatives Mr. Brown had successfully implemented in other municipalities.

Mayor O'Connor acknowledged that while he had initially leaned toward a different choice, Mr. Brown's presentation reinforced his qualifications and "edged out" his first choice. He noted there was "no bad choice" between the two candidates but that all five council members ranked Mr. Brown as their number one selection.

Mr. Doody requested that one council member work with him to negotiate the contract to avoid sunshine law violations, with the final agreement returning to council for approval.

Mr. Doody clarified the independent contractor structure, noting that per the city's charter, all positions are contractual rather than traditional employment, meaning Mr. Brown would provide his own benefits, insurance, and retirement through the contracted amount.

Mayor O'Connor opened for public comments.

Public Comment – Mr. Bobby Farber – 4829 Saint Armands Way – Mr. Farber addressed the transportation problem in the city.

Motion by Councilman Werner to approve Mr. Brown as the number one candidate to negotiate with the City Attorney and Mayor, 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).

### **CITY COUNCIL COMMENTS**

A. Councilwoman Leonard noted that March is her birthday month and suggested the city consider recognizing a local woman for Women's History Month in future years.

B. Councilman Gleason appreciated the mayor's transparency in the selection process and noted it was also his birthday month.

C. Councilman Werner requested an update on the Persimmon Street access issue, he asked for a report from the city attorney or city manager about future expectations, including whether the street would terminate in a cul-de-sac and the implications for State Road 60 connectivity.

D. Vice Mayor Langowski reminded attendees about the community input meeting for the new elementary school, scheduled for Thursday at 6 PM in the High School auditorium, where the same presentation given to council would be shared with the community for questions and feedback.

E. Mayor O'Connor reported on Read Across America Week, noting he read to 433 students across multiple schools including Westlake, North Palm, and Royal Palm Beach schools. He called the experience "incredibly heartwarming" and confirmed plans to participate again next year.

Mayor O'Connor announced his attendance at an FDOT presentation on the State Road 7 extension from Northlake Boulevard to Okeechobee, calling it "such a valuable asset to the city of Westlake." He requested staff draft a resolution supporting the project to assist FDOT's application.

Mayor O'Connor addressed the proposed AI data center near the elementary school, explaining that the legislature has revived a bill that would prohibit data centers from being built within 5 miles of schools. Mayor O'Connor clarified that the city is not anti-data center but opposes locations within 5 miles of schools. Mayor O'Connor requested city attorney review of draft resolution language supporting the legislation, noting the time-sensitive nature as it moves through committees.

Mayor O'Connor congratulated Mr. Brown and thanked staff for the comprehensive city manager search process, emphasizing the significance of hiring their own city manager who answers directly to Westlake rather than serving multiple jurisdictions.

Mayor O'Connor also thanked the firm ICMA and their team for conducting the extensive candidate review process at no cost to the city, organizing numerous applications into categories of qualification levels and ultimately presenting the council with two highly qualified final candidates.

### **REPORT – STAFF**

PBSO provided their monthly report.

Fire Rescue provided their monthly report.

### **REPORT - CITY ATTORNEY**

Mr. Doody provided no report.

### **REPORT - CITY MANAGER**

Acting City Manager Ms. Burgess congratulated Mr. Brown on his selection and expressed optimism about contract negotiations.

Ms. Burgess introduced Taylor Garcia as the new Housing Assistance Program Director. Ms. Burgess also reminded the attendees of a new home buyer assistance seminar at the Lodge on Saturday, March 7th, from 11 AM to 1 PM, where Ms. Garcia would present information about the HAPPY program.

Ms. Burgess reminded the council about the upcoming swearing-in ceremonies for Mayor O'Connor, Vice Mayor Langowski and Councilman Gleason would occur next month, along with a resolution to elect the Vice Mayor.

Mayor O'Connor praised the creation of the housing director position, noting that Ms. Garcia had already improved management of the HAPPY program and was effectively addressing resident inquiries about available funds.

### **PUBLIC COMMENTS**

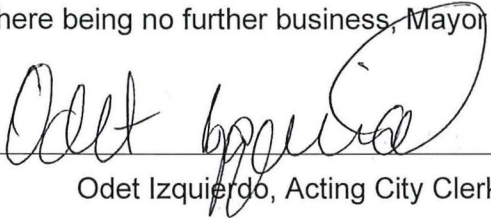
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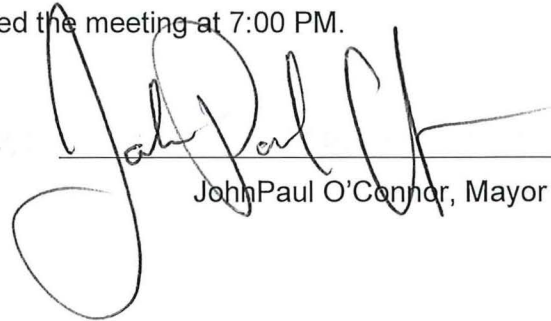
Public Comment – Mr. Bobby Farber – 4829 Saint Armands Way – Mr. Farber thanked Acting City Manager Ms. Burgess and staff member Ms. Izquierdo for their excellent work during the interim period while searching for a new city manager. Mr. Farber praised their ability to step up and handle responsibilities effectively, encouraging applause for their efforts.

Public Comment – Ms. Marjorie Perry – 5351 Saint Armands Way - Ms. Perry referenced Project Tango (the AI data center), noting that when she raised the issue two months prior, the attorney said they couldn't speak about it. Ms. Perry asked about the legislature potentially removing the 5-mile restriction. Mayor O'Connor clarified that as of Saturday, when he physically visited the location with other officials, the 5-mile restriction remains in the proposed legislation.

**ADJOURNMENT**

There being no further business, Mayor O'Connor adjourned the meeting at 7:00 PM.

  
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Odet Izquierdo, Acting City Clerk

  
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John Paul O'Connor, Mayor