

CITY OF WESTLAKE



MINUTES

City Council Regular Meeting

Tuesday, June 02, 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:

Howard W. Brown, Jr., City Manager
Zoie Burgess, CMC, City Clerk
Donald J. Doody, 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, June 2, 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, June 2, 2026, to order at 6:00 PM.

ROLL CALL

Present and constituting a quorum:

Councilman Gary Werner
Councilwoman Charlotte Leonard
Vice Mayor Greg Langowski
Mayor JohnPaul O'Connor

Also present:

Howard W. Brown, Jr., City Manager
Zoie Burgess, CMC, City Clerk
Donald J. Doody, City Attorney

PLEDGE OF ALLEGIANCE

Mayor O'Connor led the Pledge of Allegiance.

ADDITIONS, DELETIONS OR MODIFICATIONS, AND APPROVAL OF AGENDA

Mayor O'Connor announced that there was a deletion, or modification to the agenda. Councilwoman Leonard requested that Item D, Discussion and Action for Sponsorship be removed from the agenda.

Motion by Councilwoman Leonard to remove Item D from the agenda of June 2, 2026, seconded by Councilman Werner.

ROLL CALL

Councilman Werner	YES
Councilwoman Leonard	YES
Vice Mayor Langowski	YES
Mayor O'Connor	YES

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

Motion by Councilman Werner to approve the agenda as amended seconded by Councilwoman Leonard.

ROLL CALL

Councilwoman Leonard	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.

PBSO provided their monthly report.

Public Comment – Chad Isaac – 15398 Goldfinch Circle - Mr. Isaac mentioned traffic concerns due to the high school and the light cycles.

Public Comment – Mr. Bobby Farber – 4829 Saint Armands Way – Mr. Farber addressed several items including ongoing lighting issues on the west side near Seminole Pratt Whitney. He shared concerns about the HAPPY program being limited to new construction and excluding resale buyers, stressing the impact on the 55-plus community in Cresswind who are often on fixed incomes and may qualify otherwise. Mayor O'Connor assured that these concerns would be considered during the HAPPY agenda discussion, emphasizing that resales were intentionally excluded.

Public Comment – Ms. Annie Rodriguez – 5991 Whippoorwill Circle - Ms. Rodriguez raised concerns about the proposed hyperscale AI data center development south of Westlake, previously discussed at a prior meeting. She asked if the city had considered zoning implications and the project's current status, also citing reports of water usage issues and humming sounds from similar sites in Utah. Mayor O'Connor responded that the city's legal team is drafting ordinance language and that Westlake had already sent a resolution to the Palm Beach County Commission opposing such a data center within five miles of schools or residences. He noted the city lacks authority over county decisions but mentioned a County Commission vote expected around July 15th, urging residents to attend and express opposition. Council Member Leonard noted that a public hearing was held the previous day for community input.

Fire Rescue provided their monthly report.

Public Comment – Alicia Torres – 5447 Whippoorwill Circle – Ms. Torres commented on how the emergency lights in front of the firehouse appeared to not go off when a call was received, also the issue of bikes being stolen from the bus loops.

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 Workshop Meeting - 04.22.2026 DRAFT
- B. MINUTES_City Council Special Meeting - 04.29.2026 DRAFT
- C. MINUTES_City Council Regular Meeting - 05.05.2026 DRAFT
- D. Monthly Financial Report – April

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 Councilwoman Leonard.

ROLL CALL

Councilwoman Leonard	YES
Vice Mayor Langowski	YES
Mayor O'Connor	YES
Councilman Werner	YES

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

PRESENTATIONS/PROCLAMATIONS

- A. Recognition of Seminole Ridge High School Dual Enrolment Students and Teacher of the Year Award

Submitted by: City Clerk's Office

Mayor O'Connor introduced the item.

Mayor O'Connor and the Council acknowledged Seminole Ridge High School's dual enrollment students. Twenty-four students graduated with both high school diplomas and college degrees.

- B. City of Westlake 10-Year Anniversary Acknowledgement

Submitted By: The Office of U.S. Senator Ashley Moody

Mayor O'Connor introduced the item.

A video message from Senator Ashley Moody's office celebrated Westlake's 10th incorporation anniversary, highlighting its growth from citrus groves to a vibrant community of over 10,000 residents. The message praised the Welcome Heroes and HAPPY programs, referencing the HELPER Act. Mayor O'Connor thanked the Senator's office.

- C. Proclamation 2026-12 – Juneteenth

Mayor O'Connor read Proclamation 2026-12 into the record, declaring June 19th as Juneteenth Independence Day in the City of Westlake.

PUBLIC HEARING

- A. **FIRST READING** Ordinance 2026-03: Chapter 18 Solid Waste

Submitted By: City Attorney

ORDINANCE NO. 2026-03

AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, AMENDING CHAPTER 18 OF THE CITY OF WESTLAKE CODE OF ORDINANCES ENTITLED "SOLID WASTE" BY AMENDING SECTION 18-23 ENTITLED "DEFINITIONS", SECTION 18-49 ENTITLED "RESIDENTIAL SOLID WASTE SERVICES ASSESSMENTS AUTHORIZED", AND BY CREATING SECTION 18-67 ENTITLED "MULTIFAMILY DEVELOPMENTS" TO PROVIDE FOR THE ELECTION OF RESIDENTIAL OR COMMERCIAL SOLID WASTE COLLECTION SERVICE FOR MULTIFAMILY DEVELOPMENTS, ESTABLISHING MINIMUM SERVICE REQUIREMENTS, PROVIDING FOR APPLICABILITY OF THE RESIDENTIAL SOLID WASTE SPECIAL ASSESSMENT, PROVIDING FOR COMPLIANCE AND ENFORCEMENT STANDARDS, AND PROVIDING FOR SERVICE ELECTION PROCEDURES; PROVIDING FOR CODIFICATION, 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.

Mr. Leon confirmed that this item was privately initiated, with the applicant present to provide context, and that the city's Operations Coordinator and City Attorney were also available to answer questions.

Applicant presentation.

Council discussion.

Mayor O'Connor opened the public hearing.

Public Comment – Ms. Annie Rodriguez – 5991 Whippoorwill Circle - Ms. Rodriguez expressed concern, about Minto representatives describing a town center area, originally marked for mixed commercial and civic uses, now potentially being residential. She feared the ordinance might "open the door" to large-scale apartment projects inconsistent with what residents were promised.

Mr. Hearing responded in the public hearing portion, clarifying that the City's own code not only permits but mandates a minimum residential density within the Downtown Mixed-Use District.

Public Comment – Mr. Bobby Farber – 4829 Saint Armands Way – Mr. Farber stated that his understanding was the downtown area would feature hotel rooms, apartments above businesses, and commercial development. Mayor O'Connor clarified that the project details weren't before the Council that evening but mentioned the potential for a hotel component.

Public Comment – Mr. Chad Isaacson – 15398 Goldfinch Circle - Mr. Isaacson thanked Council Member Werner for his questioning but expressed concern that framing the absence of a multifamily trash mechanism as a deficiency obscured the fact that residents were sold a vision of a downtown district with significant commercial development. He questioned what protection existed to ensure the balance between residential and commercial would be maintained and expressed skepticism about Minto's track record in delivering on the promised downtown vision.

Public Comment – Mrs. Sally Ciancio - Ms. Ciancio echoed similar sentiments, stating that the original promise to residents was an environment with outdoor dining, restaurants, and retail not rental apartments. She expressed a general lack of trust in Minto's representations about the downtown's future.

Public Comment – Alicia Torres – 5447 Whippoorwill Circle – Ms. Torres described the way the item had been presented framed as a narrow trash code deficiency as suspicious, suggesting there were broader implications that deserved more scrutiny. She questioned whether the mixed-use designation contained any requirements that would prevent a developer from building an all-residential project or an all-commercial one.

Mayor O'Connor then closed the public hearing.

Mayor O'Connor opened Council discussion.

Councilman Werner again moved to table the item, stating he would prefer to see the ordinance presented alongside a development proposal. City Attorney Mr. Doody reminded Werner that a motion to table must specify a certain time.

Motion to table the item for two months was made by Council Member Werner. The motion failed for lack of a second.

Motion by Councilwoman Leonard to approve the first reading of Ordinance 2026-03, seconded by Vice Mayor Langowski noting it was only a first reading and there would be another opportunity to revisit the matter.

ROLL CALL

Vice Mayor Langowski	YES
Mayor O'Connor	YES
Councilman Werner	NAY
Councilwoman Leonard	YES

With all in favor, motion carried without dissent (3-1).

NEW BUSINESS

- A. Approval of Interlocal Agreement for Disaster Debris Management between the City of Westlake and the Solid Waste Authority of Palm Beach County

Submitted By: Operations Coordinator

Mayor O'Connor introduced the item.

Mr. Brown characterized this item as primarily administrative, stating that the agreement allows the City to use the Solid Waste Authority of Palm Beach County for storm debris disposal. With hurricane season here, this interlocal agreement is essential for managing storm debris.

Motion by Councilman Werner to approve the proposed Resolution 2026-11, along with any additional resolutions that staff may need to accommodate the proposal, seconded by Councilwoman Leonard.

ROLL CALL

Mayor O'Connor	YES
Councilman Werner	YES
Councilwoman Leonard	YES
Vice Mayor Langowski	YES

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

- B. Approval of Proposed Revisions to the Housing Assistance Purchase Program Yearly (HAPPY) Guidelines

Submitted By: Housing Assistance Program Manager

RESOLUTION 2026-10

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, APPROVING THE PROPOSED REVISIONS TO THE HOUSING ASSISTANCE PURCHASE PROGRAM YEARLY (HAPPY) GUIDELINES; 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.

Housing Assistance Program Manager Ms. Garcia presented the proposed revisions to the HAPPY program guidelines. Ms. Garcia began with a brief history of the program: HAPPY was created as a city-supported housing assistance initiative funded through a partnership among Minto PVLH LLC, and the Westlake Community Foundation. The program was designed to support attainable homeownership, encourage workforce and family retention, promote long-term community investment, and strengthen the city's housing strategy.

Council discussion.

Mayor O'Connor opened the public hearing.

Public Comment – Mr. Bobby Farber – 4829 Saint Armands Way – Mr. Farber asked that the program's materials be updated to clearly state that resale homes are not eligible, noting he was unaware of this restriction. He also asked whether a special provision could be created for the 55-plus community, given that members of the Cresswind community are on fixed incomes and may meet all other eligibility requirements. He requested that a time be set to revisit the possibility of a resale component or a second parallel fund.

Public Comment – Mrs. Sally Ciano - Ms. Ciano noted that in the past 12 months, approximately 120 resale homes sold all of which would have been priced within the program's purchase cap and approximately 710 total resales have occurred in the city's history. She argued that the volume of resale contributions to the fund was substantial and warranted a separate resale program.

Public Comment – Mr. Chad Isaacson – 15398 Goldfinch Circle - Mr. Isaacson echoed the need to begin planning for a resale program now rather than later, given that available new construction lots are dwindling. He questioned whether it was legally permissible to redirect existing HAPPY funds to a new resale program and urged the Council to begin exploring it immediately.

Public Comment – Mr. Joe Siegel - 51185 Bahia Honda Lane - Mr. Siegel suggested considering a sunset provision in the current program to allow it to transition gracefully into a resale-focused successor program as new construction inventory is exhausted, rather than maintaining two parallel programs indefinitely.

Public Comment – Ms. Jackie Campbell – Ms. Campbell asked whether federal or state grants could supplement the program. Ms. Garcia cautioned that accepting public funds would introduce mandatory regulatory requirements under public law that could conflict with the program's current flexibility, particularly around community retention and senior eligibility provisions.

Mayor O'Connor then closed the public hearing

Mayor O'Connor sought and received Council consensus on two directions to staff: (1) to begin exploring the development of a secondary housing assistance program designed for resale properties, and to identify at what threshold of declining new construction inventory the transition should occur; and (2) to investigate whether seniors could be incorporated as a special category within the current program or its successor, similar to how first responders and veterans receive adjusted eligibility caps. Mr. Doody noted any age-based provisions would need to be carefully reviewed for legal compliance.

Motion by Councilman Werner to approve Resolution 2026-10, approving the proposed revisions to the Housing Assistance Purchase Program Yearly (HAPPY) Guidelines, seconded by Councilwoman Leonard.

ROLL CALL

Councilman Werner	YES
Councilwoman Leonard	YES
Vice Mayor Langowski	YES
Mayor O'Connor	YES

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

C. Discussion and Direction regarding administrative office space options

Submitted By: City Manager

Mayor O'Connor introduced item.

Mr. Brown explained that he and Mayor O'Connor had previously discussed the city's current administrative office space situation. The city's offices are located on land owned by Minto and are leased to the city for \$500 per year a generous arrangement that nonetheless carries no permanent security, as the property could be sold at any time with no obligation to the city.

City Manager Brown described the options he had begun exploring following individual conversations with three of the four Council members.

City Council discussion.

Mayor O'Connor confirmed that all options needed to be fully costed and presented ahead of the upcoming budget workshop.

- D. Discussion and Action for Sponsorship Request for the Glades Region Elementary Leadership Appreciation Luncheon

Submitted By: City Clerk's Office on behalf of Councilwoman Leonard

This item was removed from the agenda prior to the meeting at the request of Council Member Leonard.

CITY COUNCIL COMMENTS

Councilwoman Leonard proposed Council support for a \$5,000 sponsorship for the Habitat for Humanity Palm Beach County 40th Annual Gala, scheduled for October 9, 2026, at The Breakers Hotel. The Council decided to formally address the item at the July 16, 2026 meeting to review details on table/seating arrangements and attendance allocation. Council Member Leonard will work with the city manager to gather the necessary information.

Councilwoman Leonard referenced the passage of property tax reform legislation through the Florida legislature and requested that City Manager Brown present at the July meeting a formal analysis of the pros and cons of the proposed changes and their projected impact on city revenues and services. Mayor O'Connor agreed, noting that the property tax discussion would in any case be an essential component of the upcoming budget workshop.

Councilwoman Leonard raised for future discussion the question of whether the city should continue funding city-sponsored events that are not financially self-sustaining, particularly in light of the availability of the master HOA to fulfill many of the same functions. She asked that the Council evaluate the appropriate level of taxpayer-funded community programming and indicated she would bring a more detailed proposal for the July meeting. Mayor O'Connor agreed this belonged in the budget discussion as well.

Councilman Erik Gleason was absent and had no comments.

Councilman Gary Werner had no additional comments beyond those already made during agenda items.

Vice Mayor Greg Langowski Vice Mayor Langowski had no additional comments.

Mayor JohnPaul O'Connor addressed the Council and public directly on the solid waste ordinance vote, acknowledging that some residents were frustrated with the outcome. He stated clearly that his vote was based solely on the merits of the code amendment itself that it corrects a genuine deficiency that has prevented not just apartments but hotels, multifamily condominiums, and any other multi-story residential development from being viable in Westlake. He reiterated that any specific project must still come before the Council for review and approval, and that the ordinance's passage does not trigger or authorize any particular development. He urged residents to distinguish between the code issue and any concerns they may have about a specific developer's plans, which would be a separate conversation.

REPORT – STAFF

No formal staff reports were presented beyond the PBSO and fire department monthly reports delivered earlier in the meeting.

REPORT - CITY ATTORNEY

No report was delivered by City Attorney Mr. Doody beyond responses to Council questions during agenda items.

REPORT - CITY MANAGER

Mr. Brown offered brief closing remarks, congratulating Mayor O'Connor on his installation as President of the Palm Beach League of Cities, which he had attended. He also commended Housing Assistance Program Manager Ms. Garcia for her outstanding presentation and work on the HAPPY program.

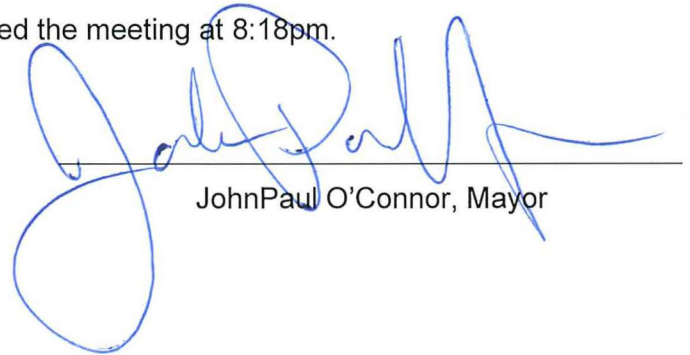
PUBLIC COMMENTS

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Public Comment – Ms. Annie Rodriguez – 5991 Whippoorwill Circle - Ms. Rodriguez mentioned more trash related questions and about the zoning board.

ADJOURNMENT

There being no further business, Mayor O'Connor adjourned the meeting at 8:18pm.


Zoie P. Burgess, CMC, City Clerk
JohnPaul O'Connor, Mayor