

CITY OF WESTLAKE



MINUTES

City Council Regular Meeting
Tuesday, May 05, 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
Jacob G. Horowitz, 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, May 5, 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, May 5, 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:

Howard W. Brown, Jr., City Manager
Zoie Burgess, CMC, City Clerk
Jacob G. Horowitz, 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.

Councilwoman Leonard requested the removal of Item D under New Business, Discussion of City Events from the evening's agenda, to be rescheduled for the following month's meeting.

Motion by Councilman Werner for the removal of item D, 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).

Motion by Councilman Gleason to approve the agenda as modified, 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)

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.

Fire Rescue provided their City of Westlake Annual Report with presentation.

Mayor O'Connor opened for public comments.

Public Comment – Mr. Bobby Farber – 4829 Saint Armands Way – Mr. Farber addressed several topics, he announced that he had secured the Lodge for a September 11th, 25th Anniversary remembrance event, with a planning meeting scheduled for Wednesday, May 27th at 6:30 PM, and invited the council, first responders, and all residents to attend. He welcomed City Manager Brown. He then provided a street lighting update. He raised concern about golf cart speeds on multimodal paths and requested that 15 mph speed limit signs be posted on the paths for both safety and enforcement purposes.

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 - 04.07.2026 DRAFT
- B. Monthly Financial Report - March

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
Councilman Gleason	YES

With all in favor, motion carried without dissent (5-0).

PRESENTATIONS/PROCLAMATIONS

A. Proclamation 2026-10 - Municipal Clerk's Week

Mayor O'Connor read Proclamation 2026-10 into the record recognizing the week of May 3rd through May 9th, 2026, as Municipal Clerks Week

B. Proclamation 2026 -11 - Water Reuse Week

Mayor O'Connor read Proclamation 2026-11 into the record, declaring May 17th through May 23rd, 2026, as City of Westlake Water Reuse Week.

C. City of Westlake Annual Report

Submitted by: Palm Beach County Fire Rescue

Presented out of order during the Public Comments section, as noted above, by Palm Beach County Fire Rescue District Chief Vomero.

PUBLIC HEARING - QUASI JUDICIAL

- A. **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.

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

Mr. Leon presented the application; he provided background and explained that the applicant was now seeking retroactive master sign plan approval encompassing both the previously approved main entrance sign and the second entry sign already built but not having received final inspection approval. Three waivers were requested for the secondary sign only: (1) a monument base height of 8 feet versus the code-required 7 feet; (2) a maximum totem width of 3 feet versus the code-required 2 feet 10 inches; and (3) overall design deviation from the standard residential pod entry monument sign depicted in Figure 113-11 of the zoning code.

Staff's recommended conditions of approval included revising the sign to incorporate materials and colors similar to the main entrance sign, compliance with all applicable provisions of Chapter 113, compliance with Section 113-15 sign illumination standards, and maintenance of sign and landscaping in good condition.

Applicant provided a brief presentation.

Council discussion followed.

Mayor O'Connor opened for public comments.

Public Comment – Alicia Torres – 5447 Whippoorwill Circle – Ms. Torres complimented the council for their engagement on the issue and agreed with Mayor O'Connor that the sign was not an inherent problem. However, she noted that the city was lucky in this case and agreed with Council Members Gleason and Werner that an inquiry into how the procedural failure occurred was warranted, though she appreciated that the council was handling it in a good manner.

Public Comment – Mr. Bobby Farber – 4829 Saint Armands Way – Mr. Farber stated that opinions among residents were mixed and that many considered the sign problematic. Mr. Farber argued that all other totems in Westlake are prefabricated with a standard wave design and are simply painted for maintenance and refreshment, an approach that would be far less costly to the HOA in the long run than replacing custom tile. He

expressed concern that approving a tile-based sign set a costly precedent for future HOA maintenance and would result in the Cresswind development having a sign inconsistent with every other development in the city.

Public Comment – Mr. Albert - 5694 Saint Armand's Way, - Mr. Albert stated he agreed that both the front and rear Cresswind signs should match each other and, to the extent possible, match the rest of the city's signs.

Motion by Vice Mayor Langowski to approve MSP-2026-02 with the three requested waivers and all staff conditions of approval, including the additional conditions requiring marble-like facing on the sign face and gray paint or tile on the sides of the totem to match the front entrance sign, seconded by councilwoman Leonard.

ROLL CALL

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

With all in favor, motion carried without dissent (3-2).

PUBLIC HEARING

A. Second 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. Horowitz read the ordinance by title only.

Mr. Leon noted that this was the second reading, LPA and council had recommended approval at first reading on April 7th, and that the sole change from the first reading incorporated the council's recommendation to add language specifying that an accessory structure's height shall not exceed the height of the principal structure on the same lot, with that height measured in accordance with the code's standard height measurement provisions. This language had been incorporated into all applicable zoning districts.

Council discussion began regarding this item.

Motion by Vice Mayor Langowski to approve Ordinance 2026-02 (second reading), 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).

NEW BUSINESS

- A. Resolution 2026-07 – Authorized Signatures for Conducting the City’s Financial Matters

Submitted By: Administration

RESOLUTION 2026-07

A RESOLUTION BY THE CITY COUNCIL FOR THE CITY OF WESTLAKE, PROVIDING AUTHORITY FOR AGENTS OF THE CITY TO ACT ON THE CITY’S BEHALF AND PROVIDING AUTHORIZED SIGNATURES FOR CONDUCTING THE CITY’S FINANCIAL MATTERS AND FOR BANKING AND ACCOUNTING PURPOSES.

Mayor O’Connor introduced the item.

Mr. Horowitz read the resolution by title only.

City Clerk Ms. Burgess explained that the resolution sought council approval to authorize City Manager Howard W. Brown, Jr., to conduct business and financial transactions on behalf of the City of Westlake.

Motion by Councilman Werner to approve Resolution 2026-07 as proposed, 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).

- B. Appointing a Voting Delegate and Alternate Voting Delegates to the Palm Beach County League of Cities

Submitted By: City Clerk’s Office

RESOLUTION 2026-08

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, APPOINTING JOHNPAUL O’CONNOR, GREG LANGOWSKI, GARY WERNER, ERIK GLEASON, AND CHARLOTTE LEONARD AS THE CITY’S VOTING DELEGATE AND ALTERNATES TO THE PALM BEACH COUNTY LEAGUE OF CITIES, INC.; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Mayor O’Connor introduced the item.

Mr. Horowitz read the resolution by title only.

Motion by Councilman Werner to approve Resolution 2026-08 as proposed, seconded by councilman Gleason.

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).

- C. Approval of Agreement for Purchase and Sale between Minto PBLH, LLC and the City of Westlake

Submitted By: Administration

RESOLUTION 2026-09

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, APPROVING AND AUTHORIZING THE MAYOR OR VICE MAYOR TO EXECUTE AN AGREEMENT FOR PURCHASE AND SALE BETWEEN MINTO PBLH, LLC AND THE CITY OF WESTLAKE, FLORIDA; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Mayor O'Connor introduced the item.

Mr. Horowitz read the ordinance by title only.

Mr. Horowitz noted three modifications to the agreement that had been discussed with counsel for the seller, Minto PBLH, LLC.

Staff discussion.

Council discussion.

Motion by Vice Mayor Langowski to approve Resolution 2026-09 as amended, 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).

- D. Discussion of City Events

Submitted By: Administration

This item was removed from the agenda at the outset of the meeting and deferred to the June 2026 meeting per the agenda modification approved at the beginning of the meeting.

- E. Westlake Video Initiative

Submitted by: Special Events & Project Coordinator

Mayor O'Connor introduced the item.

City Manager Mr. Brown introduced the Special Events Coordinator, who discussed a free proposal from CGI, a company creating promotional videos for municipalities.

Mr. Horowitz highlighted the need for contractual review due to public contract laws regarding business partnerships.

Motion by Councilman Werner to direct the city attorney to review the CGI agreement and bring the Westlake Video Initiative back for council consideration at the June 2026 meeting, 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).

F. Discussion of Contracted Services

Submitted By: Administration

Mayor O'Connor introduced the item.

Mayor O'Connor requested tabling this item to allow City Manager Mr. Brown to review existing contracts before the council engages in discussions.

Council consensus was reached on this item.

CITY COUNCIL COMMENTS

Councilwoman Leonard welcomed City Manager Mr. Brown, thanked Minto for the land donation, and extended happy Mother's Day and happy Cinco de Mayo wishes to all.

Councilman Gleason welcomed City Manager Mr. Brown and expressed enthusiasm about working alongside him. He thanked Minto, and he also announced that he would be absent from the June meeting.

Councilman Werner also welcomed City Manager Mr. Brown and expressed confidence that he would move quickly. He echoed thanks to Minto for the generous land conveyance.

Vice Mayor Langowski welcomed City Manager Mr. Brown and noted that residents were excited about his appointment. He also recognized City Clerk Ms. Burgess and Deputy Clerk Ms. Izquierdo, noting they would be missed for their responsiveness during the interim period. He announced that the recognition of high school students who are dual-enrolled and receiving two degrees with approximately 38 students had been moved to the June council meeting, as the school principal had not yet finalized all names. The teacher of the year from Seminole Ridge would also be recognized at that meeting.

Mayor O'Connor reflected on the historic nature of the day's meeting, noting that May 5, 2026 marked three firsts for the city: the first new city manager in Westlake's history; the first-ever display of the city seal on Palm Beach County fire trucks following the unveiling that afternoon; and the first agreement to acquire land that the city will own. He offered personal thanks to Minto for their partnership. He extended warm Mother's Day wishes.

REPORT – STAFF

No Staff Report.

REPORT - CITY ATTORNEY

No City Attorney report.

REPORT - CITY MANAGER

City Manager Mr. Brown expressed enthusiasm after his first council meeting while on his third day of work, praising staff and contractors professionalism. He highlighted the city's promising future, especially due to recent land acquisition, which will benefit residents.

PUBLIC COMMENTS

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Public Comment – Mr. Bobby Farber – 4829 Saint Armands Way – Mr. Farber expressed disappointment with the Cresswind sign approval. He voiced concern about lacking updates on the Tunnel to Towers partnership and advocated for separating the Planning and Zoning Board from the City Council. Mr. Farber noted the board had not met in three years despite daily construction, suggesting a dedicated resident board would be more effective.

Public Comment – Ms. Annie Rodriguez – 5991 Whippoorwill Circle - Ms. Rodriguez expressed concern about the potential for a hyperscale data center to be built near Westlake. She inquired if Westlake's zoning could allow such development. Mayor O'Connor mentioned that a resolution against such a project had already been passed.

Public Comment – Mr. Rick - 5389 Saint Vincent Lane - Mr. Rick announced that the Cresswind Men's Club, of which he is president, is organizing a 5K walk-run within Cresswind in November. Mayor O'Connor welcomed the news and asked for the date, which was confirmed as November 7th.

Public Comment – Alicia Torres – 5447 Whippoorwill Circle – Ms. Torres congratulated the council and welcomed City Manager Mr. Brown. She raised three points: (1) requested an update on the Art in Public Places fund, highlighting interest in funds for bike racks and other initiatives. City Attorney Mr. Horowitz said he would follow up and add it to City Manager Brown's list. (2) Voiced support for accountability in the Cresswind sign approval process. (3) Confirmed that Council Member Leonard's planned discussion on the city's Spring Fest would take place in the June meeting and encouraged its occurrence.

ADJOURNMENT

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

Zoie Burgess, CMC, City Clerk

JohnPaul O'Connor, Mayor