

CITY OF WESTLAKE



MINUTES

Local Planning Agency Meeting
Tuesday, April 07, 2026 at 5:30 PM

Westlake Council Chambers
4005 Seminole Pratt Whitney Road
Westlake, Florida 33470

CITY COUNCIL:

JohnPaul O'Connor, Mayor
Greg Langowski, Vice Mayor
Gary Werner, Council Member – Seat 1
Julian Martinez, Council Member – Seat 2
Charlotte Leonard, Council Member – Seat 3

CITY STAFF:

Zoie P. Burgess, CMC, City Clerk
Odet Izquierdo, Acting Clerk
Donald J. Doody, Esq., City Attorney
Nilsa Zacarias, AICP, Planning and Zoning Director
Suzanne Dombrowski, P.E., ENV SP, City Engineer

[TENTATIVE: SUBJECT TO REVISION]

CALL TO ORDER

Mayor O'Connor called the Local Planning Agency meeting on Tuesday, April 7, 2026, to order at 5:31 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
Odet Izquierdo, Acting City Clerk
Osniel Leon, AICP, Principal Planner
Donald Doody, Esq., 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. There being none, Mayor O'Connor called for a motion to approve the agenda as presented.

Motion by Vice Mayor Langowski to approve the agenda as presented, seconded by Councilman Werner.

UPON 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).

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 City Council Member requests such, in which event, the item will be removed from the Consent Agenda and considered on a future agenda.

A. Minutes_Local Planning Agency Meeting - 12.02.2025 – DRAFT

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

Motion by Councilman Werner to approve the consent agenda, seconded by Councilman Gleason.

UPON 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

A. LPA 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.

City Attorney read the item into record by title only.

Mayor O'Connor called for presentations by Planning and Zoning.

Mr. Leon identified Ordinance 2026-02 as a city-initiated text amendment and outlined changes thoroughly.

Council discussion.

Mayor O'Connor opened for public comment.

With the public hearing closed and no further discussion from the Council, Mayor O'Connor invited a motion.

Motion by Councilman Werner of the approval and adoption of Ordinance 2026-02, as presented and as amended by discussion to include a provision that accessory structures shall not exceed the height of the primary structure, seconded by Councilwoman Leonard.

ADJOURNMENT

There being no further business, Mayor O'Connor adjourned the meeting at 5:43 PM.