

CITY OF WESTLAKE



MINUTES

City Council Comprehensive Plan Workshop

Tuesday, August 05, 2025 at 3:30 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
Eric Gleason, Council Member – Seat 2
Charlotte Leonard, Council Member – Seat 3

CITY STAFF:

Ken Cassel, City Manager
Zoie P. Burgess, CMC, City Clerk
Donald J. Doody, Esq., City Attorney
Osniel Leon, AICP, Planning and Zoning
Suzanne Dombrowski, P.E., ENV SP, Engineering

CALL TO ORDER

Mayor O'Connor called the City Council Comprehensive Plan Workshop on Tuesday, August 5, 2025, to order at 3:30 PM.

ROLL CALL

Present and constituting a quorum:

Councilman Gary Werner
Councilman Erik Gleason
Vice Mayor Greg Langowski
Mayor JohnPaul O'Connor

Also present:

Kenneth Cassel, City Manager
Zoie Burgess, CMC City Clerk
Odet Izquierdo, Deputy City Clerk
Nilsa Zacarias, AICP, Director of Planning
Osniel Leon, AICP, Planning and Zoning
Santiago Cleves, Associate Planner

PLEDGE OF ALLEGIANCE

Mayor O'Connor led the Pledge of Allegiance.

WORKSHOP AGENDA

A. Comprehensive Plan update: Administrative, Future Land Use and Housing Elements

Nilsa Zacarias, Director of Planning of Chen Moore and Associates presented the first workshop for the comprehensive plan update.

Ms. Zacarias outlined the comprehensive plan update process timeline.

Ms. Zacarias also reviewed the importance of the comprehensive plan, noting it is mandated by Florida Statutes and serves as the basis for the zoning code, budgets, programs, and strategic planning. She explained that the plan must be reviewed every seven years.

The presentation highlighted the original vision from 2016-2017 that guided the development of Westlake, including:

- Protecting residential neighborhoods
- Providing diversity of housing
- Promoting a vibrant mixed-use district
- Supporting employment hubs
- Embracing parks and open spaces

Ms. Zacarias showed graphics and renderings from the 2017 presentations illustrating the vision for the downtown area, which included restaurants, businesses, walkable spaces, and human-scale architecture. She remarked that nine years later, the vision was becoming reality.

Mr. Leon, City Planner, presented the Future Land Use Element. He explained this element establishes the framework for evaluating land uses and managing growth for the next 10 and 20-year planning periods.

A significant discussion between council and Mr. Leon ensued about population projections.

City staff explained the figures were based on:

- Census data using person-per-household rates from surrounding communities
- Vacancy rates and seasonal housing factors
- Projected growth patterns that would slow from current levels
- Infrastructure capacity constraints

Mayor O'Connor then asked if there were ways to further safeguard the Town Center's intended purpose. Staff discussed several options:

- Adding policy statements describing why the Town Center is located where it is
- Creating design guidelines specific to the Town Center
- Implementing percentage requirements for different types of uses (residential, commercial, etc.)
- Potentially using a zoning overlay

The Council discussed a proposed policy about adopting design guidelines. After some debate about whether such guidelines might be too restrictive for potential developers, the Council agreed to revisit the concept with more specific details in the future.

Ms. Zacarias presented the Housing Element, highlighting:

- A comprehensive inventory of all 14 neighborhoods in Westlake
- Detailed data on housing units by neighborhood and year

The presentation was concluded and to be continued at the next meeting on September 2nd.

CITY COUNCIL COMMENTS

- A. Councilman Erik Gleason – No additional comments.
- B. Councilman Gary Werner – No additional comments.
- C. Vice Mayor Greg Langowski – No additional comments.
- D. Mayor JohnPaul O'Connor – No additional comments.

CITY ATTORNEY COMMENTS

City Attorney absent.

CITY MANAGER COMMENTS

No additional comments.

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.

There being no public comments, the next item followed.

ADJOURNMENT

There being no further business, Mayor O'Connor adjourned the meeting at 4:47 PM.

Zoie P. Burgess, City Clerk

JohnPaul O'Connor, Mayor