

CITY OF WESTLAKE



MINUTES

Local Planning Agency Meeting

Tuesday, July 01, 2025 at 5:30 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
Julian Martinez, 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
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, July 1, 2025, to order at 5:30pm.

ROLL CALL

Present and constituting a quorum:

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

Also Present:

Kenneth Cassel, City Manager
Zoie P. Burgess, CMC City Clerk
Odet Izquierdo, Deputy City Clerk
Osniel Leon, AICP, Principal Planner
Donald J. 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 Councilman Werner to approve the agenda as presented, seconded by Councilwoman Leonard.

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.

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

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

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 2025-06 – Chapter 119 Zoning Text Amendment (Cottage Homes)

Submitted By: Planning and Zoning

ORDINANCE NO. 2025-06

AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, AMENDING CHAPTER 119 OF THE CITY'S CODE OF ORDINANCES ENTITLED "ZONING", SPECIFICALLY AMENDING SECTION 119-31 ENTITLED "RESIDENTIAL DISTRICTS" UNDER ARTICLE II ENTITLED "ZONING DISTRICTS AND STANDARDS"; TO ESTABLISH ADDITIONAL STANDARDS AND DEVELOPMENT REGULATIONS FOR COTTAGE HOMES IN THE R-1 AND R-2 ZONING DISTRICTS, AND TO REDUCE THE MINIMUM SIDE YARD SETBACK TO FIVE FEET FOR SINGLE-FAMILY ATTACHED UNITS WITH NO MORE THAN TWO ATTACHED UNITS; PROVIDING FOR CODIFICATION, PROVIDING FOR CONFLICTS, PROVIDING FOR SEVERABILITY, AND PROVIDING AN EFFECTIVE DATE.

Mayor O'Connor introduced the item.

City Attorney read the item into record, by title only.

Planning & Zoning presentation by Mr. Leon, on Ordinance 2025-06 Zoning Text Amendment (Cottage Homes).

As well as a quick presentation from Don Hearing, requesting amendments to the existing Land Development Regulations.

Staff recommends approval.

Council discussion.

Mayor O'Connor inquired about the location of the cottages as well as square footage and price points.

Councilman Werner also inquired about driveway location and the amount of parking that would be available to residents.

Mayor O'Connor opened for public hearing. There being no comments, Mayor O'Connor closed the public hearing.

Motion by Councilman Werner to approve the LPA Ordinance 2025-06 Zoning Text Amendment (Cottage Homes), seconded by Councilwoman Leonard.

UPON 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).

Mayor O'Connor asked if there were any public comments.

ADJOURNMENT

There being no further business, Mayor O'Connor adjourned the meeting at 5:59 PM.

Odet Izquierdo, Acting City Clerk

JohnPaul O'Connor, Mayor