CITY OF WESTLAKE

MINUTES

Planning and Zoning Board Meeting
Tuesday, August 05, 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
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

A Planning and Zoning Board meeting of the City of Westlake was held on Tuesday, August 5, 2025, at 5:30 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: 2865 885 2298
   Password: hello
2. Participants also dialed in using phone with the following number:

   United States Toll:+1-650-479-3208
   Meeting ID: 2865 885 2298

CALL TO ORDER
Mayor O'Connor called the Planning and Zoning Board Meeting to order on August 5, 2025, at 5:31 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
Osniel Leon, AICP, Planning and Zoning
Santiago Cleves, Associate Planner

PLEDGE OF ALLEGIANCE

Mayor O'Connor led the Pledge of Allegiance.

APPROVAL OF AGENDA
Mayor O'Connor called for a motion for the approval of Agenda.

Motion by Vice Mayor Langowski to approve approval of Agenda as presented, seconded by Councilman Gleason.

ROLL CALL

Councilman Werner	YES
Councilman Gleason	YES
Vice Mayor Langowski	YES
Mayor O'Connor	YES

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

APPROVAL OF MINUTES

A. Minutes_Planning and Zoning Board Meeting - 04.12.2021

Mayor O'Connor called for a motion for the approval of Minutes.

Motion by Vice Mayor Langowski to approve the approval of Minutes as presented, seconded by Councilman Gleason.

ROLL CALL

Councilman Gleason	YES
Vice Mayor Langowski	YES
Mayor O'Connor	YES
Councilman Werner	YES

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

NEW BUSINESS

A. VAR-2025-01: The applicant is requesting a variance from the City's Land Development Regulations to allow reduced setbacks for a proposed Residential Amenity Center. Specifically, the request seeks relief from the minimum required front, side, and rear yard setbacks. The applicant is also requesting a Waiver from Chapter 119, Section 119-31(3)(b)(1)(ii), to increase the permitted fence height around the outdoor pickleball courts from six (6) feet to eight (8) feet at this location.

Submitted By: Planning and Zoning

Mr. Leon presented the variance application VAR-2025-01 for the Silver Lake residential development amenity center. Mr. Leon explained that the applicant was requesting relief from the minimum required front, side, and rear yard setbacks, as well as a waiver to increase the permitted fence height around outdoor pickleball courts from six feet to eight feet.

Mr. Hearing, representing GL Homes and the Silver Lake project, presented the application. Mr. Hearing described the 1.3-acre amenity center as strategically located in the center of the community to be walkable from most residential areas. He emphasized that the design intentionally oriented homes so that none would back directly to the amenity center, with all adjacent homes having only side relationships to the facility.

Mr. Hearing explained that the amenity center design included:

- A parking area with a mail kiosk located about 15 feet from the rear property boundary
- An open-air pavilion separating the fitness center from office and restroom areas
- Pickleball courts set back approximately 24 feet from the closest property boundary
- Security cameras in the breezeway area

Council discussion.

Mayor O'Connor called for a motion to approve VAR-2025-01.

Motion by Councilman Gleason to approve variance VAR-2025-01, seconded by Vice Mayor Langowski.

ROLL CALL

Vice Mayor Langowski	YES
Mayor O'Connor	YES

Councilman Werner	NO
Councilman Gleason	YES

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

PUBLIC COMMENTS AND REQUESTS

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.

There being no public comments, the next item followed.

ADJOURNMENT

Mayor O'Connor adjourned the meeting at 5:55 PM.

Zoie P. Burgess, CMC, City Clerk

JohnPaul O'Connor, Mayor