

CITY OF WESTLAKE



MINUTES

City Council Comprehensive Plan Workshop

Tuesday, October 07, 2025, at 5:00 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:

Zoie P. Burgess, CMC, Acting City Manager
Odet Izquierdo, Acting 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, October 7, 2025, to order at 5:01 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 City Manager
Odet Izquierdo, Acting City Clerk
Nilsa Zacarias, AICP, Director of Planning
Osniel Leon, AICP, Planning and Zoning

PLEDGE OF ALLEGIANCE

Mayor O'Connor led the Pledge of Allegiance.

WORKSHOP AGENDA

- A. Comprehensive Plan update: Conservation, Recreation and Open Space, Intergovernmental Coordination, Private Property Rights Elements

Ms. Zacarias she recounted the comprehensive plan process noting that the first workshop on August 5th focused on administrative future land use and housing, and the second on September 2nd, addressed transportation and infrastructure. This final session covered conservation, recreation, open space, intergovernmental coordination, and private property rights.

For next steps, Ms. Zacarias outlined plans for December 2nd LPA and city council hearing, followed by comprehensive plan transmittal to state agencies.

Ms. Zacarias emphasized the difference between this comprehensive review and regular zoning, particularly in processes impacted by Senate Bill 180, currently under potential litigation by municipalities. The comprehensive plan consists of distinct data and policy documents, forming a holistic framework.

In discussing the recreation and open space elements, Ms. Zacarias highlighted extensive updates in city park inventories compared to 2016, reflecting a commitment to vibrant community spaces. The inventory spans open spaces, neighborhood amenities, and community facilities. Clarifications were made regarding the definition of "public" in this context, aligning with comprehensive plan definitions that encompass neighborhood-specific access.

Community facilities, showcased via updated maps and tables, include proposed parks, with discussions around a joint city and Seminole Improvement District venture, emphasizing community park strategic importance.

Regarding levels of service, Ms. Zacarias presented current and projected acreage needs for neighborhood and community parks, underscoring the figures' planning implications but noting non-concurrency standards.

For conservation, new objectives like climate impact assessments were introduced, highlighting resilient designs and coordination with climate compacts.

The discussion encompassed intergovernmental coordination, with several policies updates to reflect procedural adjustments and current agreements. The comprehensive plan is framed as an aspirational guide, aligning planning with statutory obligations while acknowledging potential state challenges.

In summary, staff conveyed confidence in the comprehensive plan's direction amid challenges, reaffirming its strategic objectives as revisions progress, aligned with meticulous state and community collaborations. Overall meetings reinforce investment in comprehensive development amid legislative and operational dynamics.

Council thanked staff for their work through three workshops, substantial reading material, and one-on-one meetings. Ms. Zacarias expressed confidence in the document they would send to the state. Acting City Manager Ms. Burgess reminded council this would return in December for LPA review and first reading.

CITY COUNCIL COMMENTS

- A. Councilwoman Charlotte Leonard – no comments.
- B. Councilman Erik Gleason – no comments.
- C. Councilman Gary Werner – no comments.
- D. Vice Mayor Greg Langowski – no comments.
- E. Mayor JohnPaul O'Connor – no comments.

CITY ATTORNEY COMMENTS

Mr. Doody had no comments.

CITY MANAGER COMMENTS

Acting City Manager, Ms. Burgess, had no additional comments beyond her earlier reminder about the December meeting schedule.

PUBLIC COMMENTS

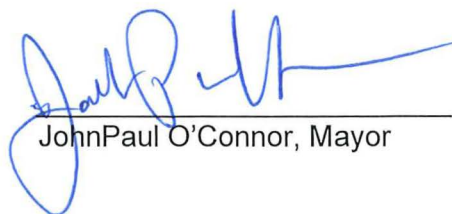
This section of the agenda allows for comments from the public to speak. Each speaker will be given a total of three (3) minutes to comment. A public comment card should be completed and returned to the City Clerk. When you are called to speak, please go to the podium, and prior to addressing Council, 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.

Mayor O'Connor opened public comments for the comprehensive plan workshop. There were no public comments.

ADJOURNMENT

There being no further business, Mayor O'Connor adjourned the meeting at 5:47 PM.


Odet Izquierdo, Acting City Clerk


JohnPaul O'Connor, Mayor