CITY OF WESTLAKE

MINUTES

Local Planning Agency Meeting
Tuesday, August 04, 2026 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
Erik Gleason, Council Member – Seat 2
Charlotte Leonard, Council Member – Seat 3

CITY STAFF:

Howard W. Brown, Jr., ICMA-CM, 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

A Local Planning Agency meeting of the City of Westlake was held on Tuesday, August 4, 2026, 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: 2632 371 2404
   Password: hello
2. Participants also dialed in using phone with the following number:

   United States Toll: +1-650-479-3208
   Meeting ID: 2632 371 2404

CALL TO ORDER
Mayor O'Connor called the Local Planning Agency meeting on Tuesday, August 4, 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:

Howard W. Brown, Jr., ICMA-CM, City Manager
Zoie P. Burgess, CMC, 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 requested a motion to hear Public Hearing Item B before Item A.

Motion by Councilwoman Leonard to amend the agenda so that Public Hearing Item B (Ordinance 2026-09 – Future Land Use Map Amendment) would be heard before Item A, seconded by Councilman Gleason.

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)

Mayor O'Connor then asked for a motion to approve the agenda as amended.

Motion by Councilman Gleason to approve agenda as amended, 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).

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 asked for a motion to approve the consent agenda.

Motion by Vice Mayor Langowski to approve consent agenda, 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).

PUBLIC HEARING

A. LPA: Ordinance 2026-08 – Zoning Change (Westlake West)

Submitted By: Planning and Zoning

ORDINANCE NO. 2026-08

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, APPROVING A REZONING OF APPROXIMATELY 22.617 ACRES LOCATED WITHIN WESTLAKE WEST, GENERALLY WEST OF SEMINOLE PRATT WHITNEY ROAD AND NORTH OF PERSIMMON BOULEVARD WEST, FROM THE MIXED USE (MU) ZONING DISTRICT TO THE RESIDENTIAL-2 (R-2) ZONING DISTRICT; 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.

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

Mr. Leon said the Ordinance was a companion to the previous item and would rezone about 22 acres from Mixed Use to Residential-2. Mr. Leon reviewed the site location, compared the two districts, and summarized staff's analysis.

Staff found the rezoning consistent with the land use plan and surrounding development, compatible with nearby zoning, not an isolated district, and not expected to create excessive traffic or adversely affect nearby properties or living conditions. Staff recommended approval.

Mr. Leon said the applicant had no presentation.

Council discussion.

Mayor O'Connor opened for public hearing.

Motion by Councilman Werner to approve Ordinance 2026-08, rezoning approximately 22.617 acres within Westlake West from the Mixed Use (MU) zoning district to the Residential-2 (R2) zoning district, as recommended by staff, seconded by Councilman Gleason.

UPON ROLL CALL:

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

With all in favor, motion carried without dissent (5-0).

B. LPA: Ordinance 2026-09 – Future Land Use Map Amendment

Submitted By: Planning and Zoning

ORDINANCE NO. 2026-09

AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, SPECIFICALLY AMENDING A PORTION OF THE CITY OF WESTLAKE FUTURE LAND USE MAP AS A LARGE SCALE AMENDMENT; CHANGING THE FUTURE LAND USE DESIGNATION FROM DOWNTOWN MIXED USE CATEGORY TO RESIDENTIAL-2 CATEGORY ON PROPERTY DESIGNATED AS WESTLAKE WEST, MORE PARTICULARLY DESCRIBED HEREIN AND CONTAINING 22.617 ACRES MORE OR LESS; 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.

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

Mr. Leon presented Ordinance 2026-09, a large-scale Future Land Use Map amendment to change about 22.6 acres from Downtown Mixed Use to Residential-2.

Council discussion.

Mr. Hearing, on behalf of Minto PVH LLC, said the request would support planning on the west side of Seminole Pratt Whitney Road by changing about 22 acres from Downtown Mixed Use to adjacent Residential-2. Mr. Hearing said the amendment would allow a mix of townhomes and zero-lot-line homes in place of an all-townhome plan, adding variety without increasing units.

Council questions and discussion.

Mayor O'Connor opened for public hearing.

Motion by Councilman Werner to approve Ordinance 2026-09, a large-scale Future Land Use Map amendment changing approximately 22.6 acres of Westlake West from Downtown Mixed Use to Residential-2, as recommended by staff, seconded by Vice Mayor Langowski.

UPON ROLL CALL:

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

With all in favor, motion carried without dissent (5-0).

ADJOURNMENT

There being no further business, Mayor O'Connor adjourned the meeting at 5:51 PM

Zoie P. Burgess, CMC, City Clerk

JohnPaul O'Connor, Mayor