



Meeting Agenda Item Coversheet

MEETING DATE:		8/4/2026		Submitted By: Planning and Zoning	
SUBJECT: <i>This will be the name of the Item as it will appear on the Agenda</i>		LPA: Ordinance 2026-XX – Zoning Change (Westlake West)			
STAFF RECOMMENDATION: (MOTION READY)		Motion to recommend approval of First Reading of Ordinance 2026-XX – Zoning Change (portion of Westlake West)			
SUMMARY and/or JUSTIFICATION:		This Ordinance amends the zoning district of approximately 22.617 acres from the Mixed Use (MU) zoning district to the Residential-2 (R-2) zoning district. The subject property is located within the Westlake West development.			
SELECT, if applicable		AGREEMENT:		BUDGET:	
		STAFF REPORT:		PROCLAMATION:	
		EXHIBIT(S):		OTHER:	
IDENTIFY EACH ATTACHMENT. <i>For example, an agreement may have 2 exhibits, identify the agreement and Exhibit A and Exhibit B</i>		1. Ordinance 2026-XX – Rezoning Westlake West AMENDMENT 2. Staff Report 3. Application 4. Owner Affidavit 5. Justification Statement 6. Survey 7. Rezoning Exhibits			
SELECT, if applicable		RESOLUTION:		ORDINANCE: 2026-XX	
IDENTIFY FULL RESOLUTION OR ORDINANCE TITLE <i>(if Item is <u>not</u> a Resolution or Ordinance, please erase all default text from this field's textbox and leave blank) <u>Please keep text indented.</u></i>		ORDINACE NO. 2026-XX 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.			
FISCAL IMPACT (if any):					\$