



Meeting Agenda Item Coversheet

MEETING DATE:		09/14/2026		Submitted By: Planning and Zoning	
SUBJECT: <i>This will be the name of the Item as it will appear on the Agenda</i>		SECOND READING: Ordinance 2026-09 – Large-Scale Future Land Use Map Amendment to change the Future Land Use Map designation of approximately 22.617 acres from Downtown Mixed Use (DMU) to Residential-2 (R-2).			
STAFF RECOMMENDATION: (MOTION READY)		Motion to Adopt Second Reading of Ordinance 2026-09 – LARGE SCALE FUTURE LAND USE MAP AMENDMENT			
SUMMARY and/or JUSTIFICATION:		The Applicant is requesting approval of a Large-Scale Future Land Use Map (FLUM) Amendment to change the Future Land Use designation of approximately 22.617 acres from Downtown Mixed Use to Residential-2. Although the subject property qualifies for processing as a small-scale amendment under Chapter 163, Florida Statutes, the Applicant elected to process the request pursuant to the City's Large-Scale Comprehensive Plan Amendment procedures and the expedited state review process in accordance with Section 163.3184(3), Florida Statutes.			
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. Exhibit A: Ordinance 2026-09: LARGE SCALE FUTURE LAND USE MAP AMENDMENT 2. Staff Report 3. Application 4. Justification Statement 5. Survey 6. Exhibits 7. Development Potential Comparison Summary 8. Traffic Statement			
SELECT, if applicable		RESOLUTION:		ORDINANCE: 2026-09	
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. 2026-09 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.			
FISCAL IMPACT (if any):					\$

