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[illegible]

SECTION 3. The City Council of the City of Westchase, Florida, does hereby

1 Comprehensive Plan:
2 Objective FLU 1.6: Ensure compatibility among various future land uses while
3 promoting mixed use, economic development and multi-modal transportation.
4 FLU Policy 1.6.1: Establish land use patterns that promote walking, biking, and
5 mass transit to access goods, services, education, employment, and recreation,
6 thereby reducing automobile dependency, vehicle miles traveled, and vehicle
7 emissions.
8 FLU Policy: 1.6.2: All allowable uses within a future land use category are deemed
9 compatible with one another for purposes of the Plan and the Land Development
10 Regulations.
11 The City Council further finds that the proposed rezoning is compatible with
12 surrounding development, promotes orderly growth, reduces the intensity of
13 development otherwise permitted under the existing Mixed Use zoning district,
14 and is consistent with the City's Comprehensive Plan and Land Development
15 Regulations and is therefore in the public health, safety, and welfare.

16 **SECTION 3.** The City Council of the City of Westlake, Florida hereby
17 approves the rezoning of the real property legally described in Exhibit 'A' and
18 depicted on Exhibit 'B' from the Mixed Use (MU) Zoning District to the
19 Residential-2 (R-2) Zoning District.
20

21 **SECTION 4. Conflicts.** All ordinances or parts of ordinances,
22 resolutions or parts of resolutions which are in conflict herewith, are hereby
23 repealed to the extent of such conflict.
24

25 **SECTION 5. Severability.** Should the provisions of this ordinance be
26 declared to be severable and if any section, sentence, clause or phrase of this
27 ordinance shall for any reason be held to be invalid or unconstitutional, such
28 decision shall not affect the validity of the remaining sections, sentences, clauses,
29 and phrases of this ordinance but they shall remain in effect, it being the
30 legislative intent that this ordinance shall remain notwithstanding the invalidity
31 of any part.
32

33 **SECTION 6. Effective Date.** This ordinance shall be effective upon
34 adoption.
35

36 **PASSED** this ____ day of _____, 2026, on first reading.

37 **PUBLISHED** on this ____ day of _____, 2026 in the Palm Beach Post.

38 **PASSED AND ADOPTED** this ____ day of _____, 2026.
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City of Westlake
John Paul O'Connor, Mayor

ATTEST:

Zoie Burgess, City Clerk

APPROVED AS TO LEGAL FORM:

OFFICE OF THE CITY ATTORNEY

Exhibit A – Legal Description

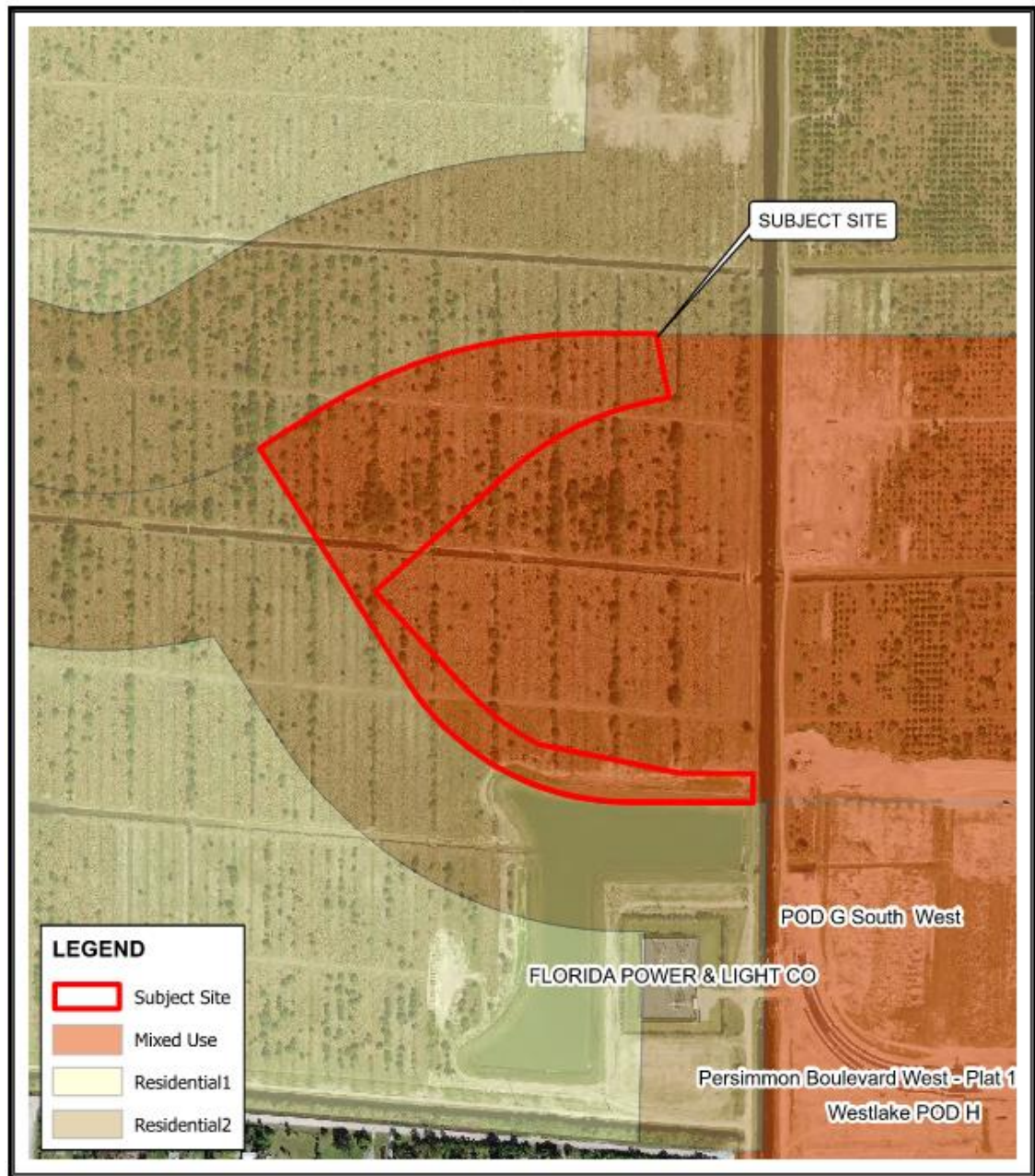
16 A BEING A PORTION OF PARCEL 2, WESTLAKE WEST, ACCORDING TO THE PLAT
17 THEREOF, AS RECORDED IN PLAT BOOK 139, PAGES 49 THROUGH 73, INCLUSIVE, PUBLIC
18 RECORDS OF PALM BEACH COUNTY, FLORIDA, ALSO BEING PORTIONS OF SECTION 1
19 AND 2, TOWNSHIP 43, RANGE 42 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY,
20 FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

21 **COMMENCE** AT THE SOUTHEAST CORNER OF SECTION 2, TOWNSHIP 43, RANGE 42
22 EAST; THENCE S.88°49'03"W., ALONG THE SOUTH LINE OF SECTION 1, TOWNSHIP 43,
23 RANGE 42 EAST, A DISTANCE OF 46.64 FEET; THENCE N.01°10'57"E., A DISTANCE OF
24 1088.71 FEET TO THE **POINT OF BEGINNING**; THENCE N.89°45'48"W., A DISTANCE OF
25 456.84 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO
26 THE NORTHEAST, HAVING A RADIUS OF 1002.48 FEET, AND A RADIAL BEARING OF
27 N.00°41'36"W., AT SAID INTERSECTION; THENCE NORTHWESTERLY, ALONG THE ARC OF
28 SAID CURVE THROUGH A CENTRAL ANGLE OF 59°36'29", A DISTANCE OF 1042.94 FEET TO
29 A POINT OF NON-TANGENT INTERSECTION; THENCE N.32°21'08"W., A DISTANCE OF
30 939.58 FEET; THENCE N.32°21'07"W., A DISTANCE OF 75.43 FEET; THENCE N.57°34'29"E., A
31 DISTANCE OF 265.23 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH A CURVE
32 CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 1987.45 FEET, AND A RADIAL
33 BEARING OF S.31°30'54"E., AT SAID INTERSECTION; THENCE NORTHEASTERLY, ALONG
34 THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 31°19'00", A DISTANCE OF
35 1086.30 FEET TO A POINT OF NON-TANGENT INTERSECTION; THENCE S.89°47'03"E., A
36 DISTANCE OF 247.92 FEET; THENCE S.11°07'37"E., A DISTANCE OF 247.57 FEET; THENCE
37 S.78°52'23"W., A DISTANCE OF 61.90 FEET TO A POINT OF CURVATURE OF A CURVE
38 CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 1156.00 FEET; THENCE
39 SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF
40 30°31'49", A DISTANCE OF 615.98 FEET TO A POINT OF TANGENCY; THENCE S.48°20'34"W.,
41 A DISTANCE OF 679.12 FEET; THENCE S.42°55'37"E., A DISTANCE OF 504.26 FEET TO A
42 POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS

1 OF 1035.13 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE,
2 THROUGH A CENTRAL ANGLE OF 19°15'57", A DISTANCE OF 348.06 FEET TO A POINT ON
3 NON-TANGENT INTERSECTION; THENCE S.78°24'08"E., A DISTANCE OF 548.77 FEET;
4 THENCE S.89°42'21"E., A DISTANCE OF 276.97 FEET; THENCE S.00°17'39"W., A DISTANCE OF
5 110.15 FEET TO THE **POINT OF BEGINNING**.

6
7 CONTAINING: 985,180 SQUARE FEET OR 22.617 ACRES, MORE OR LESS.
8

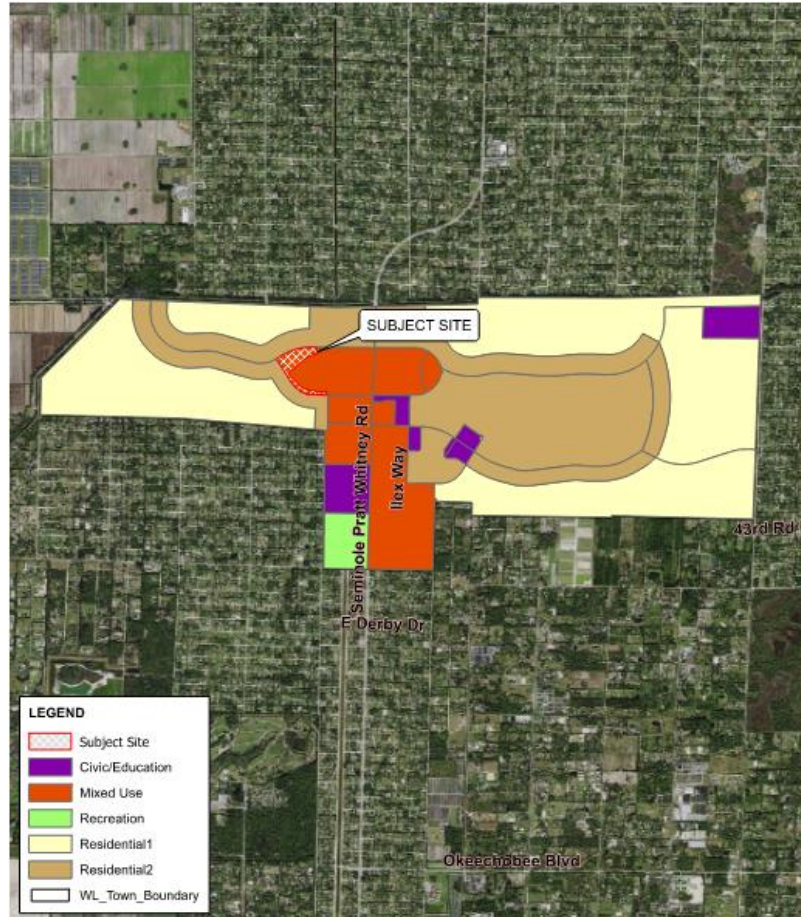
9 **Exhibit B - Zoning Map**
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Exhibit C – Location Map



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