



Meeting Agenda Item Coversheet

MEETING DATE:		9/14/2026		Submitted By: Planning and Zoning	
SUBJECT: <i>This will be the name of the Item as it will appear on the Agenda</i>		Ordinance 2026-08 – Zoning Change (Westlake West)			
STAFF RECOMMENDATION: (MOTION READY)		Motion to adopt Ordinance No. 2026-08, approving the rezoning of approximately 22.617 acres within Westlake West from Mixed Use (MU) to Residential-2 (R-2).			
SUMMARY and/or JUSTIFICATION:		Ordinance No. 2026-08 proposes to rezone approximately 22.617 acres within the Westlake West development from the Mixed Use (MU) zoning district to the Residential-2 (R-2) zoning district. The rezoning is being processed concurrently with Future Land Use Map Amendment CPA-2026-01, which proposes to redesignate the property from Downtown Mixed Use to Residential-2. The proposed rezoning will maintain consistency between the City's Future Land Use Map and Official Zoning Map and is compatible with the surrounding residential development pattern.			
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 2026-08 – 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: 2026-08	
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. 2026-08 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.			
FISCAL IMPACT (if any):					\$