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[illegible]

SECTION 2. The City Council of the City of Chicago, Illinois, hereby certifies that the following is a true and correct copy of the original as the same appears in the records of the City of Chicago, Illinois:

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, and
14 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 Residential-
19 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23 repealed to the extent of such conflict.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 legislative
30 intent that this ordinance shall remain notwithstanding the invalidity of any part.
31

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

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

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

37 **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

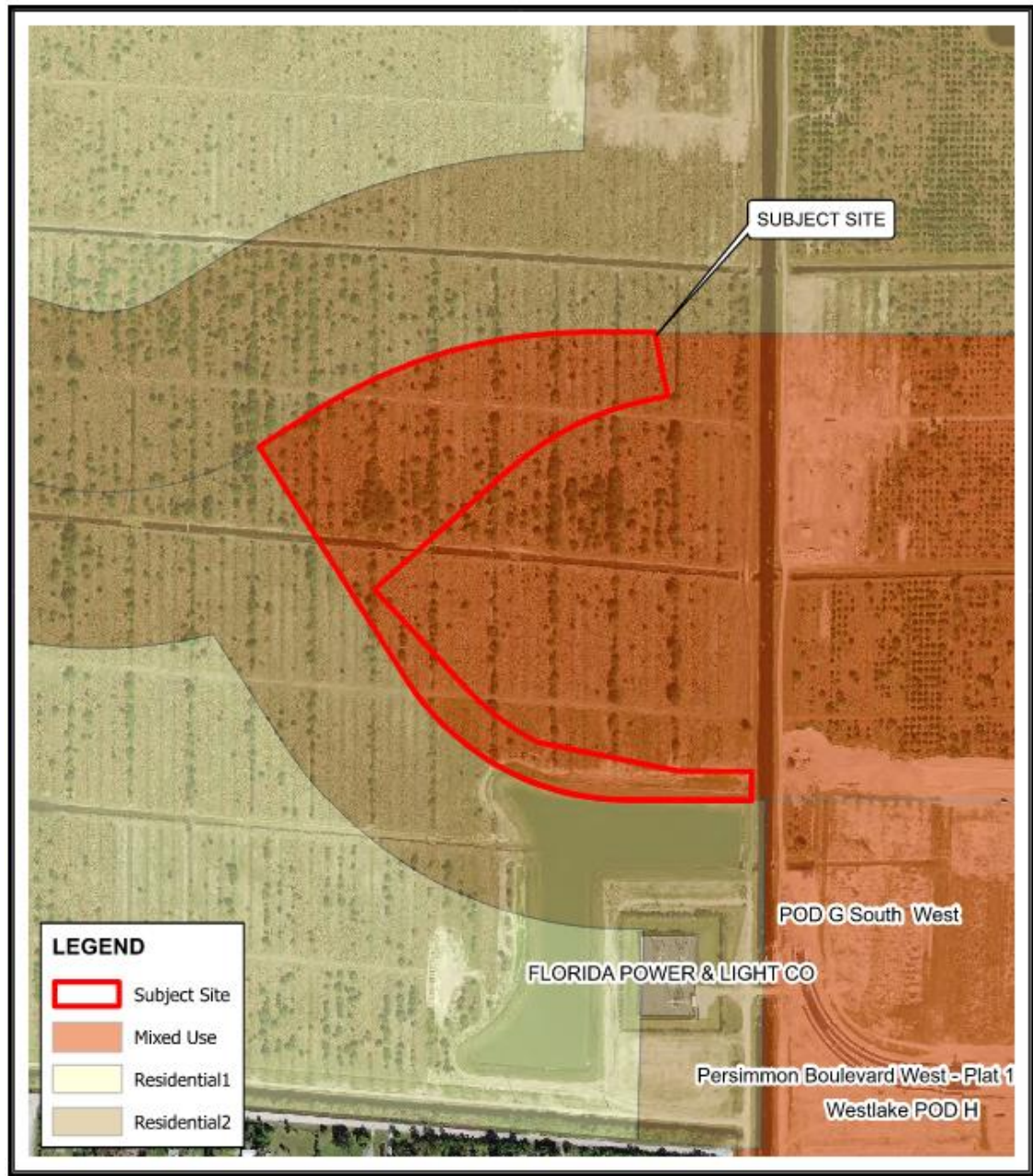
16 A BEING A PORTION OF PARCEL 2, WESTLAKE WEST, ACCORDING TO THE PLAT THEREOF,
17 AS RECORDED IN PLAT BOOK 139, PAGES 49 THROUGH 73, INCLUSIVE, PUBLIC RECORDS
18 OF PALM BEACH COUNTY, FLORIDA, ALSO BEING PORTIONS OF SECTION 1 AND 2,
19 TOWNSHIP 43, RANGE 42 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY,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

21 **COMMENCE** AT THE SOUTHEAST CORNER OF SECTION 2, TOWNSHIP 43, RANGE 42 EAST;
22 THENCE S.88°49'03"W., ALONG THE SOUTH LINE OF SECTION 1, TOWNSHIP 43, RANGE 42
23 EAST, A DISTANCE OF 46.64 FEET; THENCE N.01°10'57"E., A DISTANCE OF 1088.71 FEET TO
24 THE **POINT OF BEGINNING**; THENCE N.89°45'48"W., A DISTANCE OF 456.84 FEET TO A
25 POINT OF NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHEAST,
26 HAVING A RADIUS OF 1002.48 FEET, AND A RADIAL BEARING OF N.00°41'36"W., AT SAID
27 INTERSECTION; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH
28 A CENTRAL ANGLE OF 59°36'29", A DISTANCE OF 1042.94 FEET TO A POINT OF NON-
29 TANGENT INTERSECTION; THENCE N.32°21'08"W., A DISTANCE OF 939.58 FEET; THENCE
30 N.32°21'07"W., A DISTANCE OF 75.43 FEET; THENCE N.57°34'29"E., A DISTANCE OF 265.23
31 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE
32 SOUTHEAST, HAVING A RADIUS OF 1987.45 FEET, AND A RADIAL BEARING OF
33 S.31°30'54"E., AT SAID INTERSECTION; THENCE NORTHEASTERLY, ALONG THE ARC OF
34 SAID CURVE THROUGH A CENTRAL ANGLE OF 31°19'00", A DISTANCE OF 1086.30 FEET TO
35 A POINT OF NON-TANGENT INTERSECTION; THENCE S.89°47'03"E., A DISTANCE OF 247.92
36 FEET; THENCE S.11°07'37"E., A DISTANCE OF 247.57 FEET; THENCE S.78°52'23"W., A
37 DISTANCE OF 61.90 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE
38 SOUTHEAST, HAVING A RADIUS OF 1156.00 FEET; THENCE SOUTHWESTERLY, ALONG THE
39 ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 30°31'49", A DISTANCE OF 615.98
40 FEET TO A POINT OF TANGENCY; THENCE S.48°20'34"W., A DISTANCE OF 679.12 FEET;
41 THENCE S.42°55'37"E., A DISTANCE OF 504.26 FEET TO A POINT OF CURVATURE OF A
42 CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1035.13 FEET; THENCE
43 SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF

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

5
6 CONTAINING: 985,180 SQUARE FEET OR 22.617 ACRES, MORE OR LESS.

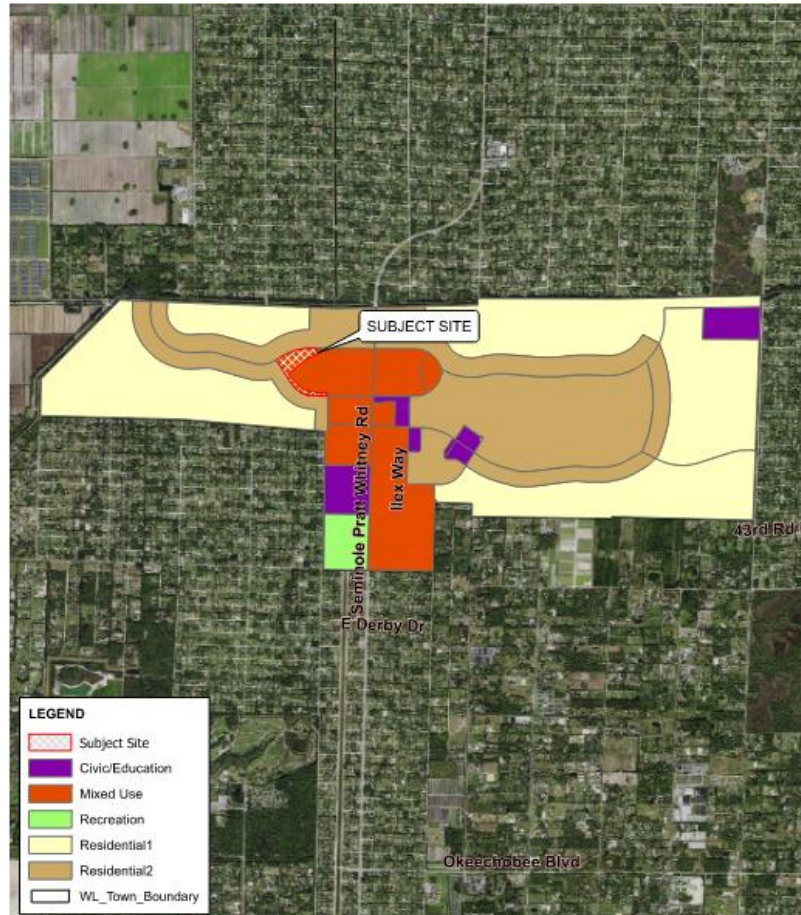
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8 **Exhibit B - Zoning Map**
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Exhibit C – Location Map



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