



Meeting Agenda Item Coversheet

MEETING DATE:		6/3/2025		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 2025-XX – Chapter 119 Zoning Text Amendment (A/C Screening)			
STAFF RECOMMENDATION: (MOTION READY)		Motion to recommend approval of Ordinance 2025-XX – Chapter 119 Zoning Text Amendment (A/C Screening).			
SUMMARY and/or JUSTIFICATION:		This Ordinance amends Chapter 119 of the City Westlake, Code of Ordinances entitled “Setback Exceptions for Residential-1 (R1) and Residential-2 (R2) Districts,” to provide additional visual screening exceptions for single family residential lots. Residential lots with a side yard setback of less than seven and one-half feet (7.5') shall only be required to provide visual screening from the right-of-way for heating, ventilation and air conditioning units, including compressors and condensers.			
SELECT, if applicable		AGREEMENT:		BUDGET:	
		STAFF REPORT:		PROCLAMATION:	
		EXHIBIT(S):		OTHER:	
		X			
IDENTIFY EACH ATTACHMENT. <i>For example, an agreement may have 2 exhibits, identify the agreement and Exhibit A and Exhibit B</i>		Exhibit A: Ordinance 2025-XX: Chapter 119 Zoning Text Amendment (A/C Screening).			
SELECT, if applicable		RESOLUTION:		ORDINANCE: 2025-XX	
				X	
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>		<p style="text-align: center;">ORDINANCE NO 2025-XX</p> <p>AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, AMENDING CHAPTER 119 OF THE CITY OF WESTLAKE, FLORIDA'S CODE OF ORDINANCES ENTITLED "ZONING", BY SPECIFICALLY AMENDING SECTION 119-31(c)(7) ENTITLED “SETBACK EXCEPTIONS FOR RESIDENTIAL-1(R-1) AND RESIDENTIAL-2(R-2) DISTRICTS” UNDER ARTICLE II ENTITLED “ZONING DISTRICTS AND STANDARDS”; TO PROVIDE FOR CLARIFICATION RELATIVE TO SCREENING EXCEPTIONS FOR SINGLE FAMILY RESIDENTIAL LOTS; PROVIDING FOR CODIFICATION, PROVIDING FOR A CONFLICTS CLAUSE, PROVIDING FOR SEVERABILITY, AND PROVIDING AN EFFECTIVE DATE.</p>			
FISCAL IMPACT (if any):					\$