



# Meeting Agenda Item Coversheet

<b>MEETING DATE:</b>		6/3/2025		<b>Submitted By:</b> Planning and Zoning	
<b>SUBJECT:</b> <i>This will be the name of the Item as it will appear on the Agenda</i>		<b>FIRST READING:</b> Ordinance 2025-XX – Chapter 119 Zoning Text Amendment (A/C Screening)			
<b>STAFF RECOMMENDATION:</b> (MOTION READY)		Motion to recommend approval of First Reading of Ordinance 2025-XX – Chapter 119 Zoning Text Amendment (A/C Screening).			
<b>SUMMARY and/or JUSTIFICATION:</b>		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.			
<b>SELECT, if applicable</b>		<b>AGREEMENT:</b>		<b>BUDGET:</b>	
		<b>STAFF REPORT:</b>		<b>PROCLAMATION:</b>	
		<b>EXHIBIT(S):</b>		<b>OTHER:</b>	
		X			
<b>IDENTIFY EACH ATTACHMENT.</b> <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).			
<b>SELECT, if applicable</b>		<b>RESOLUTION:</b>		<b>ORDINANCE: 2025-XX</b>	
				X	
<b>IDENTIFY FULL RESOLUTION OR ORDINANCE TITLE</b> <i>(if Item is <u>not</u> a Resolution or Ordinance, please erase all default text from this field's textbox and leave blank) <b><u>Please keep text indented.</u></b></i>		<p style="text-align: center;"><b>ORDINANCE NO 2025-XX</b></p> <p><b>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.</b></p>			
<b>FISCAL IMPACT (if any):</b>					\$