



# Meeting Agenda Item Coversheet

<b>MEETING DATE:</b>		5/5/2026	<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>Second Reading</b> Ordinance 2026-03: Chapter 101 & 119 Text Amendment (Accessory Structure)		
<b>STAFF RECOMMENDATION:</b> (MOTION READY)		Motion to ADOPT Ordinance 2026-03: Chapter 101 & 119 Text Amendment (Accessory Structure)		
<b>SUMMARY and/or JUSTIFICATION:</b>		This Ordinance amends Chapter 101 & 119 of the City Westlake, Code of Ordinances chapter 101, "general and administrative provisions," to revise section 101-1, "definitions and acronyms," to establish definitions for "cabana" and "trellis or arbor"; amending chapter 119, "zoning," by amending section 119-31, "residential districts," to provide reduced rear yard setbacks for certain accessory structures, establish minimum building separation standards for structures with solid roofing systems, and establish roof overhang standards for certain accessory structures		
<b>SELECT, if applicable</b>		<b>AGREEMENT:</b>		<b>BUDGET:</b>
		<b>STAFF REPORT:</b>		<b>PROCLAMATION:</b>
		<b>EXHIBIT(S):</b>	X	<b>OTHER:</b>
<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 2026-03: Chapter 101 & 119 Text Amendment (Accessory Structure)		
<b>SELECT, if applicable</b>		<b>RESOLUTION:</b>		<b>ORDINANCE: 2026-03</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>		<b>ORDINACE NO. 2026-03</b>  <b>AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, AMENDING THE CITY OF WESTLAKE CODE OF ORDINANCES BY AMENDING CHAPTER 101, "GENERAL AND ADMINISTRATIVE PROVISIONS," TO REVISE SECTION 101-1, "DEFINITIONS AND ACRONYMS," TO ESTABLISH DEFINITIONS FOR "CABANA" AND "TRELLIS OR ARBOR"; AMENDING CHAPTER 119, "ZONING," BY AMENDING SECTION 119-31, "RESIDENTIAL DISTRICTS," TO PROVIDE REDUCED REAR YARD SETBACKS FOR CERTAIN ACCESSORY STRUCTURES, ESTABLISH MINIMUM BUILDING SEPARATION STANDARDS FOR STRUCTURES WITH SOLID ROOFING SYSTEMS, AND ESTABLISH ROOF OVERHANG STANDARDS FOR CERTAIN ACCESSORY STRUCTURES; AMENDING SECTION 119-33, "MIXED USE DISTRICT," TO ESTABLISH ROOF OVERHANG STANDARDS FOR CABANAS; PROVIDING FOR CODIFICATION, CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.</b>		

**FISCAL IMPACT** *(if any):*

\$