

CITY OF WESTLAKE



AGENDA

Local Planning Agency Meeting

Tuesday, April 07, 2026, at 5:30 PM

The Lodge at Westlake Adventure Park
5490 Kingfisher Blvd.
Westlake, Florida 33470

Live Broadcasting:

<https://cityofwestlake.my.webex.com>

Meeting ID: 2864 699 6546 | Password: hello

or

United States Toll: 408-418-9388

CITY COUNCIL:

JohnPaul O'Connor, Mayor

Greg Langowski, Vice Mayor

Gary Werner, Council Member – Seat 1

Julian Martinez, Council Member – Seat 2

Charlotte Leonard, Council Member – Seat 3

CITY STAFF:

Zoie P. Burgess, CMC, Acting City Manager

Odet Izquierdo, Acting City Clerk

Donald J. Doody, Esq., City Attorney

Nilsa Zacarias, AICP, Planning and Zoning Director

Suzanne Dombrowski, P.E., ENV SP, City Engineer

[TENTATIVE: SUBJECT TO REVISION]

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

ADDITIONS, DELETIONS OR MODIFICATIONS, AND APPROVAL OF AGENDA

CONSENT AGENDA

This section of the agenda consists of routine or administrative items that require final approval by the City Council and may be approved in its entirety by a single motion. There will be no discussion of these items unless a City Council Member requests such, in which event, the item will be removed from the Consent Agenda and considered on a future agenda.

- [A.](#) Minutes_Local Planning Agency Meeting - 12.02.2025 - DRAFT

PUBLIC HEARING

- [A.](#) LPA Ordinance 2026-02: Chapter 101 & 119 Text Amendment (Accessory Structure)

Submitted By: Planning and Zoning

ORDINANCE NO. 2026-02

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 "TRELIS 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.

ADJOURNMENT

NOTICE: If a person, firm or corporation decides to appeal any decision made by the City Council with respect to any matter considered at this meeting, you will need a record of the proceedings, and you may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. (The above notice is required by State Law. Anyone desiring a verbatim transcript shall have the responsibility, at his own cost, to arrange for the transcript). The City of Westlake does not prepare or provide such verbatim record.

In accordance with the Americans with Disabilities Act, persons who need an accommodation in order to attend or participate in this meeting should contact the City Clerk

at (561) 530-5880 at least three (3) business days prior to the meeting in order to request such assistance.

AGENDA POSTED: March 26, 2026

CITY OF WESTLAKE



MINUTES

Local Planning Agency Meeting

Tuesday, December 02, 2025 at 5:30 PM

The Lodge at Westlake Adventure Park
5490 Kingfisher Blvd.
Westlake, Florida 33470

CITY COUNCIL:

JohnPaul O'Connor, Mayor
Greg Langowski, Vice Mayor
Gary Werner, Council Member – Seat 1
Erik Gleason, Council Member – Seat 2
Charlotte Leonard, Council Member – Seat 3

CITY STAFF:

Zoie P. Burgess, CMC, Acting City Manager
Odet Izquierdo, Acting City Clerk
Donald J. Doody, Esq., City Attorney
Nilsa Zacarias, AICP, Planning and Zoning Director
Suzanne Dombrowski, P.E., ENV SP, City Engineer

[TENTATIVE: SUBJECT TO REVISION]

CALL TO ORDER

Mayor O'Connor called the Local Planning Agency meeting on Tuesday, December 2, 2025, to order at 5:30pm.

ROLL CALL

Present and constituting a quorum:

- Council Gary Werner
- Councilman Erik Gleason
- Councilwoman Charlotte Leonard
- Vice Mayor Greg Langowski
- Mayor JohnPaul O'Connor

Also Present:

- Zoie P. Burgess, CMC Acting City Manager
- Odet Izquierdo, Acting City Clerk
- Osniel Leon, AICP, Principal Planner
- Donald J. Doody, Esq., City Attorney

PLEDGE OF ALLEGIANCE

Mayor O'Connor led the Pledge of Allegiance.

ADDITIONS, DELETIONS OR MODIFICATIONS, AND APPROVAL OF AGENDA

Mayor O'Connor called for any additions, deletions, or modifications to the agenda. There being none, Mayor O'Connor called for a motion to approve the agenda as presented.

Motion by Councilman Werner to approve the agenda as presented, seconded by Vice Mayor Langowski.

UPON ROLL CALL:

- | | |
|----------------------|-----|
| Councilman Werner | YES |
| Councilman Gleason | YES |
| Councilwoman Leonard | YES |
| Vice Mayor Langowski | YES |
| Mayor O'Connor | YES |

With all in favor, motion carried without dissent (5-0).

CONSENT AGENDA

This section of the agenda consists of routine or administrative items that require final approval by the City Council and may be approved in its entirety by a single motion. There will be no discussion of these items unless a City Council Member requests such, in which event, the item will be removed from the Consent Agenda and considered on a future agenda.

A. Minutes_Local Planning Agency Meeting - 07.01.2025

Mayor O'Connor called for a motion to approve the consent agenda.

Motion by Councilman Werner to approve the consent agenda, seconded by Vice Mayor Langowski.

UPON ROLL CALL:

Councilman Gleason	YES
Councilwoman Leonard	YES
Vice Mayor Langowski	YES
Mayor O'Connor	YES
Councilman Werner	YES

With all in favor, motion carried without dissent (5-0).

PUBLIC HEARING

A. LPA: Ordinance 2025-08 – EAR-Based Comprehensive Plan Update

Submitted By: Planning and Zoning

ORDINANCE NO. 2025-08

AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, TRANSMITTING AN EAR-BASED AMENDMENT TO THE CITY OF WESTLAKE COMPREHENSIVE PLAN TO THE STATE LAND PLANNING AGENCY FOR STATE-COORDINATED REVIEW; AUTHORIZING TRANSMITTAL BY THE CITY TO THE STATE LAND PLANNING AGENCY (FLORIDA DEPARTMENT OF COMMERCE), AND ALL OTHER REQUIRED GOVERNMENTAL AGENCIES OR ENTITIES FOR THEIR REVIEW OF THE PROPOSED EAR-BASED AMENDMENT PURSUANT TO SECTION 163.3184(4), FLORIDA STATUTES (STATE-COORDINATED REVIEW PROCESS); DIRECTING THE APPROPRIATE CITY OFFICIALS TO TRANSMIT THE EAR-BASED AMENDMENT AND SUPPORTING MATERIAL TO THE STATE LAND PLANNING AGENCY (DEPARTMENT OF COMMERCE); PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

Mayor O'Connor introduced the item.

City Attorney read the item into record, by title only.

Ms. Zacarias, planner for the city of Westlake, introduced herself and shared her enthusiasm about presenting the updated comprehensive plan. Ms. Zacarias highlighted the process that commenced in April and appreciated the council members for their valuable input during numerous workshops.

Mr. Leon then presented the timeline: On March 5, 2025, the city was notified about the plan update, with a deadline set for February 27, 2026. Workshops included presentations on land use, transportation and infrastructure, and conservation.

Mr. Leon explained the plan's compliance with Florida statutes and its role in guiding development according to the city's vision and regulations.

The comprehensive plan's mission is to protect neighborhoods, diversify housing, and support mixed-use and parks. After the transmittal hearing, the plan would be sent to Florida Commerce for review, aiming for adoption by February or March if there are no objections.

Mayor O'Connor praised the team's effort and asked if council members had questions, to which there were none.

Mayor O'Connor opened for public comments.

Acting City Clerk confirmed there were no comment cards submitted.

Mayor O'Connor called for a motion.

Councilman Werner made a motion to approve the transmittal for the first reading of Ordinance 2025-08, seconded by Councilman Gleason.

UPON ROLL CALL:

Councilwoman Leonard	YES
Vice Mayor Langowski	YES
Mayor O'Connor	YES
Councilman Werner	YES
Councilman Gleason	YES

With all in favor, motion carried without dissent (5-0)

B. LPA: Ordinance 2025-09 – 2025 10-Year Water Supply Facilities Work Plan

Submitted By: Planning and Zoning

ORDINANCE NO. 2025-09

AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, AMENDING THE COMPREHENSIVE PLAN TO APPROVE FOR TRANSMITTAL AND SUBSEQUENT ADOPTION BY REFERENCE AN UPDATED 10-YEAR WATER SUPPLY FACILITIES WORK PLAN AS REQUIRED BY SECTION 163.3177, FLORIDA STATUTES; PROVIDING FOR THE ADOPTION OF AMENDMENTS TO THE CITY'S COMPREHENSIVE PLAN TO IMPLEMENT THE UPDATED WATER SUPPLY FACILITIES WORK PLAN; PROVIDING FOR ADOPTION OF UPDATED POLICIES WITHIN THE COMPREHENSIVE PLAN INFRASTRUCTURE ELEMENT; PROVIDING FOR TRANSMITTAL TO FLORIDACOMMERCE (THE STATE LAND PLANNING AGENCY); PROVIDING THE REPEAL OF LAWS IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

Mayor O'Connor introduced the item.

City Attorney read the item into record, by title only.

Mr. Leon explained that the 10-year water supply work plan needed updating with the comprehensive plan and was adopted by reference.

Mayor O'Connor opened for council discussion.

Mayor O'Connor had comments and highlighted concerns about non-duplication of services, since the city can't provide water services.

Mr. Doody confirmed it was a statutory requirement for compliance, despite not being as comprehensive as other municipalities. They needed to adopt the plan even if the city did not provide water services.

Mayor O'Connor opened for public comments.

Acting City Clerk confirmed there were no comment cards submitted.

Mayor O'Connor called for a motion.

Councilman Werner made a motion to approve Ordinance 2025-09 as presented, seconded by Vice Mayor Langowski.

UPON ROLL CALL:

Vice Mayor Langowski	YES
Mayor O'Connor	YES
Councilman Werner	YES
Councilman Gleason	YES
Councilwoman Leonard	YES

With all in favor, motion carried without dissent (5-0)

C. LPA: Ordinance 2025-10 – Chapter 111 & Chapter 101 Zoning Text Amendment (Recreation, Indoor Sport Court)

Submitted By: Planning and Zoning

ORDINANCE NO. 2025-10

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 A DEFINITION FOR “RECREATION, INDOOR SPORT COURT”; AND AMENDING CHAPTER 111, “PARKING,” TO REVISE SECTION 111-192, “GENERAL PROVISION,” INCLUDING AMENDMENTS TO TABLE 111-192, “REQUIRED OFF-STREET PARKING SPACES,” TO ESTABLISH PARKING REQUIREMENTS FOR RECREATION, INDOOR SPORT COURTS; PROVIDING FOR CODIFICATION, CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.

Mayor O’Connor introduced the item.

City Attorney read the item into record, by title only.

Mr. Leon gave a brief presentation explaining that this was Ordinance 2025-10, a privately initiated zoning text amendment. The Ordinance introduced new use and parking calculations for indoor sports court recreation.

Mr. Leon explained the ordinance provided a definition meaning only enclosed court-based sports such as paddle, pickleball, volleyball, and tennis courts.

Mr. Leon noted that the applicant had provided multiple uses in the area where similar parking calculations were being implemented for this specific use.

Staff had reviewed the applicant's request and had no objections, recognizing new business trends and parking demands.

Council discussion.

Mayor O’Connor opened for public comments.

Acting City Clerk confirmed there were no comment cards submitted.

Mayor O’Connor called for a motion.

Councilwoman Leonard made a motion to adopt Ordinance 2025-10 Amending Chapter 111 and Chapter 101 zoning text amendment for recreation, indoor sport court, seconded by Councilman Werner.

UPON ROLL CALL:

Mayor O’Connor	YES
Councilman Werner	YES
Councilman Gleason	YES
Councilwoman Leonard	YES
Vice Mayor Langowski	YES

With all in favor, motion carried without dissent (5-0).

ADJOURNMENT

There being no further business, Mayor O'Connor adjourned the meeting at 5:48 PM.

Odet Izquierdo, Acting City Clerk

JohnPaul O'Connor, Mayor



Meeting Agenda Item Coversheet

MEETING DATE:		04/07/2026	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 2026-XX: Chapter 101 & 119 Text Amendment (Accessory Structure)		
STAFF RECOMMENDATION: (MOTION READY)		Motion to recommend approval of Ordinance 2026-XX: Chapter 101 & 119 Text Amendment (Accessory Structure)		
SUMMARY and/or JUSTIFICATION:		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		
SELECT, if applicable	AGREEMENT:		BUDGET:	
	STAFF REPORT:		PROCLAMATION:	
	EXHIBIT(S):	X	OTHER:	
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 2026-XX: Chapter 101 & 119 Text Amendment (Accessory Structure)		
SELECT, if applicable	RESOLUTION:		ORDINANCE: 2026-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;">ORDINACE NO. 2026-XX</p> <p>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.</p>		

FISCAL IMPACT *(if any):*

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Item A.

1st Reading _____

2nd Reading _____

ORDINANCE 2026-02

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.

WHEREAS, the City Council of the City of Westlake finds it necessary and appropriate to update and clarify certain definitions related to accessory structures, including cabanas, trellises, and arbors, in order to improve consistency and enforcement of the City's land development regulations; and

WHEREAS, the City Council of the City of Westlake finds that allowing reduced rear yard setbacks for certain accessory structures and establishing minimum building separation standards for structures with solid roofing systems within the Residential-1 (R-1) and Residential-2 (R-2) Districts will provide property owners with additional flexibility while maintaining public safety and neighborhood compatibility; and

WHEREAS, the City Council of the City of Westlake finds that establishing clear standards for roof overhang encroachments for accessory structures, including cabanas, will reduce ambiguity in plan review, support proper drainage, and prevent adverse impacts to adjacent properties.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA THAT:

SECTION 1. Recitals. The foregoing recitals are confirmed, adopted, and incorporated herein by reference and made a part hereof.

SECTION 2. Amendment to the Code of Ordinances.
The City of Westlake Code of Ordinances is hereby amended as follows:

(a) Chapter 101, "General and Administrative Provisions," Section 101-1, "Definitions and Acronyms," is amended to establish definitions for Cabanas and Trellises

or Arbors;

(b) Chapter 119, "Zoning," Section 119-31, "Residential Districts," is amended 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 accessory structures; and

(c) Chapter 119, "Zoning," Section 119-33, "Mixed Use District," is amended to establish roof overhang standards for cabanas.

Section 101-1. Definitions and acronyms.

Cabana means a freestanding accessory structure with a solid roofing system that is used in connection and associated with outdoor pools. A cabana may have privacy walls or curtained sides, but it shall not be used for habitation, and shall not contain kitchen facilities, bathrooms, or sleeping areas.

Trellis or Arbor means a structure made from an open framework or lattice panels of interwoven or intersecting pieces of wood, bamboo, or metal that may be used to support and display climbing plants. Trellises and arbors shall not include solid roofing systems.

Sec. 119-31. - Residential districts.

(a) Residential-1 District (R-1).

(3) *Accessory structures.* Accessory structures shall be permitted pursuant to the requirements below:

a. Unless otherwise specified in this subsection, accessory structures are subject to the following requirements: shall not exceed twenty five (25) feet in height, and shall meet all setback requirements of the principal structure.

1. Height. Accessory structures shall not exceed twenty-five (25) feet in height.

2. Setbacks. Accessory structures shall meet the front, side road, and side yard setback requirements of the principal structure. The minimum rear setback is five (5) feet, unless otherwise specified in this section for a specific accessory structure type.

3. Accessory structures with solid roofing systems are subject to the following requirements:

(i) Building separation. Accessory structures shall be separated from each other and from the principal structure by a minimum distance of five (5) feet, inclusive of a minimum horizontal separation of 24 inches between rooflines. Separation shall be measured horizontally at the closest point between structures, including eaves and roof overhangs.

(ii) Roof overhang. An encroachment of no more than 24 inches into the required setbacks is allowed to accommodate roof overhangs, provided roof drainage shall be directed onto the subject property and shall not discharge onto adjacent property.

b. The following structures are subject to the following requirements:

1. Fences and walls.

(i) Setbacks. The minimum front setback for fences and walls is ten (10) feet. Except for decorative edge treatments permitted in this subsection, fences and walls shall be set back at least three (3) feet from the nearest face of the structure.

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- A. Decorative edge treatments, which may include decorative fencing or walls, are permitted for a group of residences developed under a common plan of development but will not be permitted on a lot-by-lot basis. Decorative edge treatments permitted under this section may be located in front of a residence, shall not encroach on any right-of-way, and shall not exceed three (3) feet in height.
 - B. Fences and walls are not subject to any other setback requirements.
 - (ii) The maximum height of a wall or fence shall be six (6) feet.
 - 2. Swimming pools, screen enclosures, pool decks, spas, cabanas, saunas, and patios.
 - (i) For single-family detached dwelling units, these structures are not permitted in the front yard.
 - (ii) The minimum side road, side yard, and rear setbacks are three (3) feet.
 - (iii) For cabanas, an encroachment of no more than twelve (12) inches into the required setbacks is allowed to accommodate roof overhangs, measured from the vertical face of the structure to the edge of the roofline.
 - 3. Detached garages.
 - (i) For detached garages on lots developed under a common plan of development, the minimum rear setback is five (5) feet.
 - (ii) For all other detached garages, the minimum rear setback is ten (10) feet.
 - (b) *Residential-2 District (R-2).*
 - (1) *Permitted uses, density and intensity.* Uses permitted within the R-2 district are identified in Table 119-127.
 - a. *Density for all residential uses.*
 - 1. The maximum gross density is twelve (12) dwelling units per gross acre.
 - (i) Accessory dwelling units are not counted towards the maximum gross density.
 - (ii) The maximum gross density for continuing care and assisted living facilities may be calculated as follows: twenty-five (25) beds per acre.
 - 2. Bonus densities may be permitted up to eight (8) dwelling units per gross acre pursuant to section 119-39.
 - b. *Accessory dwelling units.*
 - 1. Each single-family dwelling unit may have one (1) accessory dwelling unit.
 - 2. Mobile homes are not permitted as accessory dwelling units.
 - c. *Intensity for all nonresidential uses.*
 - 1. Maximum FAR is 0.35.
 - 2. Neighborhood centers shall not exceed fifteen (15) acres and shall be governed by the requirements of section 119-38.
 - (2) *Requirements.*
 - a. Development in R-2 is subject to the standards found in the following tables.
 - b. Forty (40) feet is the minimum lot width for a lot containing a single-family detached dwelling.

Table 119-31-5. R-2 district residential standards for single-family detached (excluding zero lot line)

Residential Use Type	Lot Width	Minimum Lot Size (square feet)	Minimum Front Setback ¹ (feet)	Minimum Side Road Setback ² (feet)	Minimum Side Yard Setback ² (feet)	Minimum Rear Yard Setback (feet)	Maximum Building Height (feet)	Maximum Lot Coverage	Minimum Pervious Percentage of Parcel
Single-family detached dwellings	403	3,600	Bldg: 10	Bldg: 10	Bldg: 5	10	40	60%	25%
			Flg:20	Slg: 10	Slg: 10				
	504	4,500	Bldg: 10	Bldg: 10	Bldg: 5	10	40	60%	25%
			Flg: 20	Slg: 10	Slg: 10				
	More than 705	6,300	Bldg: 10	Bldg: 10	Bldg: 5	10	40	55%	25%
			Flg: 20	Slg: 10	Slg: 10				

1. Bldg = building without front-loading garage, or portion of building without front-loading garage. Flg = front loading garage.
2. Bldg = building without side-loading garage, or portion of building without side-loading garage. Slg = side loading garage.
3. If a lot is at least 40 feet wide but less than 50 feet wide, the standards in this row apply.
4. If a lot is at least 50 feet wide but not more than 70 feet wide, the standards in this row apply.
5. If a lot is greater than 70 feet in width, the standards in this row apply unless the lot is part of a residential parcel developed under a common plan of development intended to provide 70 foot (or less) lots.

Table 119-31-6. R-2 District Residential Standards for Detached Zero Lot Line Development

Residential Use Type	Minimum Lot Width (feet)	Minimum Lot Size (square feet)	Minimum Front Setback ¹ (feet)	Minimum Side Road Setback On Non-Zero-Lot-Line ^{2,3} (feet)	Minimum Building Separation (feet)	Minimum Rear Yard Setback (feet)	Maximum Building Height (feet)	Maximum Lot Coverage	Minimum Pervious Percentage of Parcel
Zero lot line single-family detached dwellings	40	3,600	Bldg:10	Bldg: 10	10	10	40	60%	25%
			Flg:20	Slg: 15					

1. Bldg = building without front-loading garage, or portion of building without front-loading garage. Flg = front loading garage.
2. No setback is required (i.e., a 0-foot setback is permitted) for zero lot line development on the zero lot line side.
3. Bldg = building without side-loading garage, or portion of building without side-loading garage. Slg = side loading garage.

Table 119-31-7. R-2 District Other Residential Standards

Residential Use Type	Minimum Lot or Parcel Width (feet)	Minimum Lot or Parcel Size (square feet)	Minimum Front Road Setback ¹ (feet)	Minimum Side Road Setback ² (feet)	Minimum Side Yard Setback ² (feet)	Minimum Rear Yard Setback (feet)	Maximum Building Height ³ (feet)	Maximum Lot Coverage	Minimum Pervious Percentage of Parcel
Single-family attached	20	1,600	Bldg: 10 Flg: 20	Bldg: 10 / 5 ⁵ Slg: 10	Bldg: 10 Flg: 20	10	40	65%	20%
Cottage Homes	20	1,600	Bldg: 10	Bldg: 10	Bldg: 5	Bldg: 10	36	65%	20%
Multifamily dwellings ⁴	-	10,000	15	10	10	20	60	50%	25%
Assisted living facilities	-	-	20	20	20	20	75	50%	25%
Foster care facilities and group homes	50	3,500	Bldg: 10 Flg: 20	Bldg: 10 Slg: 10	Bldg: 10 Flg: 20	10	40	60%	25%

1. Bldg = building without front-loading garage, or portion of building without front-loading garage. Flg = front loading garage.
2. Bldg = building without side-loading garage, or portion of building without side-loading garage. Slg = side loading garage. No setback is required for single-family attached dwelling units along the shared wall.
3. The maximum building height for buildings abutting lots containing single-family detached dwellings shall be 40 feet, regardless of the number in this column.
4. For multifamily developments, setbacks shall be measured from the boundary of the parcel. No other setbacks apply to buildings within the parcel, except buildings are subject to building separation requirements in the Florida Building Code and fire safety codes.
5. The minimum side yard setback for Single-family attached and cottage homes with no more than two attached units shall be reduced to five feet (5').

Table 119-31-8. R-2 District Nonresidential Standards

Nonresidential Use Type	Minimum Parcel Size (square feet)	Minimum Parcel Width (feet)	Minimum Front Setback (feet)	Minimum Side Road Setback (feet)	Minimum Side Yard Setback (feet)	Minimum Rear Setback (feet)	Maximum Building Height ² (feet)	Maximum Lot Coverage	Minimum Pervious Percentage of Parcel
Religious uses	43,560	100	20	20	30	30	50	35%	25%
Educational uses	43,560	100	20	20	30	30	40	35%	25%
Recreational	N/A	-	15	15	15	151	40	30%	40%
Residential amenity center	20,000	-	20	30	30	301	30	40%	25%
Conservation uses	-	-	-	-	-	-	-	-	-

1. No setback required if abutting a lake or open space tract.
2. All mechanical equipment located on rooftops must be screened by parapets or other architectural features.

- (3) *Accessory structures.* Unless otherwise specified in this section, accessory structures are subject to the following requirements: shall not exceed twenty-five (25) feet in height, and shall meet all setback requirements of the principal structure.
1. Height. Accessory structures shall not exceed twenty-five (25) feet in height.
 2. Setbacks. Accessory structures shall meet the front, side road, and side yard setback requirements of the principal structure. The minimum rear setback is five (5) feet.
 3. Accessory structures with solid roofing systems are subject to the following requirements:
 - (i) Building separation. Accessory structures shall be separated from each other and from the principal structure by a minimum distance of five (5) feet, inclusive of a minimum horizontal separation of 24 inches between rooflines. Separation shall be measured horizontally at the closest point between structures, including eaves and roof overhangs.
 - (ii) Roof overhang. An encroachment of no more than 24 inches into the required setbacks is allowed to accommodate roof overhangs, provided roof drainage shall be directed onto the subject property and shall not discharge onto adjacent property.
- (4) *Other structures.* The following structures are subject to the following requirements:
- a. *Fences and walls.*
 1. Setbacks. The minimum front setback for fences and walls is ten (10) feet. Except for decorative edge treatments permitted in this section, fences and walls shall be set back at least three (3) feet from the nearest face of the structure.
 - (i) Decorative edge treatments, which may include decorative fencing or walls, are permitted for a group of residences developed under a common plan of development but will not be permitted on a lot-by-lot basis. Decorative edge treatments permitted under this section may be located in front of a residence, shall not encroach on any right-of-way, and shall not exceed three (3) feet in height.
 - (ii) Fences and walls are not subject to any other setback requirements.
 2. The maximum height of a wall or fence shall be six (6) feet.
 - b. *Swimming pools, screen enclosures, pool decks, spas, cabanas, saunas, and patios.*
 1. For single-family detached dwelling units, these structures are only permitted in the rear yard.
 2. The minimum side road, side yard, and rear setbacks are three (3) feet, except that screen enclosures are permitted along the attached side of attached dwelling units.
 3. For cabanas, an encroachment of no more than twelve (12) inches into the required setbacks is allowed to accommodate roof overhangs, measured from the vertical face of the structure to the edge of the roofline.
 - c. *Detached garages.* Detached garages shall only be permitted as part of a common plan of development. The minimum setback is ten (10) feet.

Sec. 119-33. – Mixed Use District (MU).

...

- (3) *Accessory structures.* Accessory structures shall be permitted pursuant to the following requirements:

- a. Unless otherwise specified in this subsection, accessory structures are subject to same setback and height requirements as the principal structure.
- b. The following structures are subject to the following additional requirements:
 1. Fences and walls.
 - (i) The minimum front setback for fences and walls is ten (10) feet. Fences and walls are not subject to any other setback requirements.
 - (ii) The maximum height of a wall or fence shall be six (6) feet; except for fences or walls for an athletic training facility, which have a maximum height of eight (8) feet. The city council may approve additional fence height for purposes of protecting public health, safety, or welfare.
 2. Swimming pools, screen enclosures, pool decks, spas, cabanas, saunas, and patios.
 - (i) For single-family attached residential uses, these structures are only permitted in the rear yard.
 - (ii) The minimum side road, side yard, and rear setbacks for a screen enclosure are five (5) feet, unless the screen enclosure is adjacent to a lake or open space tract, in which case the minimum side road, side yard, and rear yard setbacks are three (3) feet from the lake or open space tract.
 - (iii) Except for screen enclosures, the minimum side road, side yard, and rear setback is three (3) feet.
 - (iv) For cabanas, an encroachment of no more than twelve (12) inches into the required setbacks is allowed to accommodate roof overhangs, measured from the vertical face of the structure to the edge of the roofline.
 3. Detached garages.
 - (i) Detached garages shall have minimum side road, side yard, and rear setbacks of ten (10) feet.

SECTION 3. Codification. It is the intention of the City Council of the City of Westlake that the provisions of this Ordinance shall become and be made a part of the Code of Ordinances of the City of Westlake, Florida, and that the Sections of this Ordinance may be renumbered, re-lettered and the word “Ordinance” may be changed to “Section,” “Article” or such other word or phrase in order to accomplish such intention.

SECTION 4. Conflicts. All ordinances or parts of ordinances, resolutions or parts of resolutions which are in conflict herewith, are hereby repealed to the extent of such conflict.

SECTION 5. Severability. Should the provisions of this ordinance be declared to be severable and if any section, sentence, clause or phrase of this ordinance shall for any reason be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this ordinance but they shall remain in effect, it being the legislative intent that this ordinance shall remain notwithstanding the invalidity of any part.

SECTION 6. Effective Date. This ordinance shall be effective upon adoption on second reading.

PASSED this ___ day of _____, 2026, on first reading.
PUBLISHED on this ___ day of _____, 2026 in the Sun Sentinel
PASSED AND ADOPTED this ___ day of _____, 2026, on second reading.

Odet Izquierdo, Acting City Clerk,

City of Westlake
JohnPaul O'Connor, Mayor

APPROVED AS TO LEGAL FORM

OFFICE OF THE CITY ATTORNEY