

ORDINANCE 2021- 15

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MINNEOLA, FLORIDA, AMENDING CHAPTER 102 OF THE LAND DEVELOPMENT CODE OF THE CITY OF MINNEOLA RELATING TO MINIMUM LOT WIDTH AND STREET FRONTAGE WITHIN THE BUSINESS DISTRICT FOR THOSE PROPERTIES ALONG US HIGHWAY 27; PROVIDING FOR CONDITIONS; PROVIDING FOR INCLUSION IN THE CODE OF ORDINANCES; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Minneola and the Planning and Zoning Commission of the City of Minneola have reviewed the design standards for B-1 properties fronting on US Highway 27, including, but not limited to, traffic and aesthetics for such properties; and

WHEREAS, the City Council of the City of Minneola believes that it would better preserve the health, welfare, and safety of the citizens of the City of Minneola to increase the minimum lot width and street frontage to 200 linear feet in the Business (B-1) district for those properties along US Highway 27.

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MINNEOLA, LAKE COUNTY, FLORIDA, THAT:

Section 1. AMENDMENTS

Chapter 102, Section 102-345 of the Land Development Code of the City of Minneola is hereby amended as followed:

Sec. 102-345. – Design Standards.

Design standards in the B-1 district are as follows:

- (1) There are no minimum living area requirements.
- (2) The minimum lot size shall be 22,500 square feet.
- (3) The minimum lot width shall be 150 feet. *
- (4) There are no minimum lot depth requirements.
- (5) The maximum floor area ratio is 1.10.
- (6) The minimum street frontage shall be 50 feet. *
- (7) The minimum cul-de-sac frontage shall be 25 feet.
- (8) The maximum impervious surface area, which includes building coverage, shall be limited to 90 percent.
- (9) There are no minimum open space requirements.
- (10) The maximum building height is 35 feet.
- (11) The minimum setback requirements are as follows:
 - a. Front yard setback:

1. Local roadway - 25 feet.
 2. Collector roadway - 25 feet.
 3. Arterial roadway - 50 feet.
- b. Side yard setback when adjoining:
1. Another lot - 12 feet.
 2. Local roadway - 25 feet.
 3. Collector roadway - 25 feet.
 4. Arterial roadway - 50 feet.
- c. Rear yard setback: 25 feet.

(12) *Colors:*

a. *Predominant exterior colors.* The use of black, grey, fluorescent, primary and/or secondary colors is prohibited as the predominant exterior building or roof colors. Earth tone colors are encouraged. Earth tone is a color scheme that draws from a color palette of browns and tans. The colors in an earth tone scheme are muted in an emulation of natural colors.

b. *Building trim colors.* Building trim and accent areas may feature any color(s) provided said color is limited to ten percent of the affected facade segment, with a maximum trim height of 24 inches total for its shortest distance.

* Except for those properties along US-27 in the B-1 district, which shall have a minimum lot width of 200 feet and a minimum street frontage of 200 feet.

Section 2. All ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section 3. This ordinance shall be effective immediately upon passage.


Section 4. The provisions of this ordinance are intended to be incorporated into the Code of Ordinances of the City of Minneola, Florida, and sections of this ordinance may be renumbered, relettered, and the word “ordinance” may be changed to “section,” “article,” or any other word or phrase in order to accomplish such intention.

Section 5. Any lot or lot of record already existing as of the effective date of this Ordinance which has a smaller width or street frontage than the minimum lot width or street frontage established by this Ordinance shall be deemed a nonconforming lot of record and shall be subject to Section 98-8 of the Code of Ordinances of the City of Minneola, Florida.

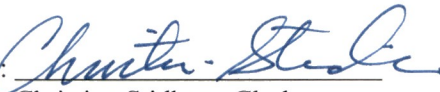
Section 6. If any provision or portion of this Ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this Ordinance shall remain in full force and effect.

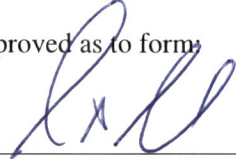
PASSED AND ORDAINED in regular session of the City Council of the City of Minneola, Lake County, Florida, this 7th day of December, 2021.

THE CITY OF MINNEOLA FLORIDA,

BY: 
Pat Kelley, Mayor



ATTEST: 
Christina Stidham, Clerk

Approved as to form

Scott A. Gerken, City Attorney