

ORDINANCE 2023-26

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MINNEOLA, FLORIDA, AMENDING CHAPTER 82 OF THE CODE OF THE CITY OF MINNEOLA GENERAL PROVISIONS; ADDING THE DEFINITION OF MIXED-USE DEVELOPMENT AND TOWNHOUSE TO SECTION 82-12; ADDING SECTION 94-6 STANDARDS FOR MIXED USE DEVELOPMENT; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Council for the City of Minneola wants to address the changing needs of a growing city; and

WHEREAS, City Council for the City of Minneola wishes to update the Land Development Code of the City of Minneola to address emerging needs as pertains to the definition of Townhome and Mixed Use Development as well as adding design standards for Mixed Use Development to create a uniform aesthetic and improve property values for the citizens of the City of Minneola.

NOW, THEREFORE, BE IT ORDAINED AS FOLLOWS:

**Section 1.** Chapter 82 of the Code of the City of Minneola entitled "GENERAL PROVISIONS" is amended as follows:

**CHAPTER 82 GENERAL PROVISIONS**

**Sec.82-12. – Definitions**

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Mixed-Use Development – Mixed-Use shall refer to a type of development where two or more uses, such as residential and commercial, are constructed and layered vertically in order to be physically and functionally integrated in a single building. This type of development is reserved for residential (a minimum of five (5) dwelling units), commercial, and industrial uses and does not include institutional uses, parks, schools, and public facilities. A development will not qualify as Mixed-Use if the secondary use is or will be reserved for exclusive use by the principal user (for example, a residents-only gym or an employee cafeteria).

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Townhouse - a single-family dwelling unit that is constructed in a series or group of attached units with property lines separating the units. No more than 4 units are allowed per building.

**Section 2.** Chapter 94 of the Land Development Code of the City of Minneola entitled "DEVELOPMENT STANDARDS" is amended as follows:

Chapter 94 - DEVELOPMENT STANDARDS

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**Sec. 94-6. – Standards for Mixed-Use Development.**

- (a) **Purpose.** The purpose of this section is to establish standards for the development of mixed-use, as defined in Section 82.12, applicable to all mixed-use developments regardless of the zoning classification of the site. The standards are intended to create a variety of dynamic, walkable environments; provide a range and mix of commercial and housing choices near each other; and to create quality usable public spaces.
- (b) **Standards.** Mixed-use developments shall meet the following provisions:
- (1) The development shall meet the setback provisions of the zoning district where located.
  - (2) No off-street parking shall be allowed between the building and the street. It must be located behind or to the side of the building.
  - (3) The development must be oriented to the street (public or private).
  - (4) Developments that include a commercial component must meet the architecture and design standards contained in Sections 94-3 and 94-4.
  - (5) Commercial uses (which include office) shall comprise a minimum of 20% of the total gross floor area of the building (all uses combined).
  - (6) Ground floor commercial uses shall extend for at least 60 percent of the building frontage.
  - (7) When retail commercial is one of the proposed uses, it shall be located on the ground floor.
  - (8) Buildings shall have a recognizable entrance facing rights-of-way. Entrances shall be visible to pedestrians and vehicular traffic. For corner lots, a corner entrance feature is required.
  - (9) The development shall incorporate design features promoting the safe and convenient movement of pedestrians internal to the site, and where feasible, incorporate bicycle lanes and connectivity to transit stops.
  - (10) Conflicts between vehicles and pedestrians shall be minimized or eliminated. Clear and safe pedestrian connections shall be provided.
  - (11) A minimum of 20 percent of the total project area shall be established and maintained as common open space for use by the residents/tenants of the development or the public at large. The common open space must satisfy the following:
    - a. Common open spaces may include one (or a combination of) the following:
      - i. A park or open space suitably improved for active or passive recreation, and available to the residents/tenants of the development or the public at large. This type of open space may occur at ground level or above (e.g., rooftop park or swimming pool).
      - ii. Common green space set aside for the preservation of natural features or listed species habitats, or for buffering purposes. This type of open space shall remain undisturbed and be protected by conservation easements dedicated to the city pursuant to the environmental regulations of this land development code.

- b. Common open space shall not be used for the construction of any structures other than recreational facilities and incidental maintenance buildings.
- c. Common open space shall be maintained by the developer or homeowner's association of the mixed-use development.


**Section 3.** All ordinances in conflict with this ordinance are hereby repealed.

**Section 4.** This ordinance shall take effect immediately upon passage.

**Section 5.** 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 6.** If any section, sentence, clause, or phrase of this ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, then said holding shall in no way affect the validity of the remaining portion of this ordinance.

**PASSED AND ORDAINED** this 17 day of October, 2023, by the City Council of the City of Minneola, Florida.

  
Pat Kelley, City Mayor

ATTEST:

  
Kristine Thompson, City Clerk



Passed First Reading:

10/13/23

Passed Second Reading:

10/17/23

Approved as for form:

  
Scott A. Gerken, City Attorney